



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Grimes 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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

1. Tim Hortons 20-183AFDP 6850 Hospital Drive Amended Final Development Plan

Proposal: Removal and replacement of existing menu board signs with digital menu board signs for an existing drive-thru restaurant zoned Planned Unit Development – Avery Square Shopping Center.
Location: Northwest of the intersection of Hospital Drive with Avery-Muirfield Drive
Request: Review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Eric Kerns, American MFG Solutions
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-183

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

Modification of the development text under Development Standards for Avery Muirfield Drive Outparcels, Signage and Graphics sub-section: m. shall be permitted one digital menu board per tenant in accordance with the following:

1. The sign is located on the property to which it refers;
2. The sign is not visible from the public right-of-way;
3. The sign does not exceed 32 square feet in size;
4. The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
5. The sign is turned off during non-operational business hours;
6. The sign does not contain any additional speakers or sound; and
7. The sign changes no more than three times per day.

VOTE: 7 – 0.

RESULT: The Minor Text Modification was approved by consent.



**1. Tim Hortons
20-183AFDP**

**6850 Hospital Drive
Amended Final Development Plan**

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. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant eliminate the pre-browse digital menu board from the proposal.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved by consent.

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

Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

2. Tim Hortons 20-182AFDP **7493 Sawmill Road Amended Final Development Plan**

Proposal: Removal and replacement of existing menu board signs with digital menu board signs for an existing drive-thru restaurant zoned Planned Unit Development – Northeast Quad, Subarea 5A.
Location: 550 feet northwest of the intersection of Sawmill Road with Hard Road
Request: Review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Sections 153.053 and 153.055.
Applicant: Eric Kerns, American MFG Solutions
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-182

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

Modification of the development text under Subarea 5A: Retail Center Area, Signage sub-section: (4)(f) f. The multi-tenant retail outbuilding along Sawmill Road containing a drive-thru shall be permitted one digital menu board in accordance with the following:

1. The sign is located on the property to which it refers;
2. The sign is not visible from the public right-of-way;
3. The sign does not exceed 32 square feet in size;
4. The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
5. The sign is turned off during non-operational business hours;
6. The sign does not contain any additional speakers or sound; and
7. The sign changes no more than three times per day.

VOTE: 7 – 0.

RESULT: The Minor Text Modification was approved by consent.



**2. Tim Hortons
20-182AFDP**

**7493 Sawmill Road
Amended Final Development Plan**

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. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant eliminate the pre-browse digital menu board from the proposal.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved by consent.

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, January 21, 2021 | 6:30 pm

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

3. Country Club at Muirfield Village 8715 Muirfield Drive
21-002AFDP Amended Final Development Plan

Proposal: Modifications to a previously approved Amended Final Development Plan to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio on the 79.66-acre site zoned Planned Unit Development – Muirfield Village.

Location: West of the intersection of Muirfield Drive with Whittingham Drive.

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

Applicant: Matt Toddy, Design Collective

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-002

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

- 1) That the applicant continue to work with Staff to finalize landscaping details around the patio and pickleball courts.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved by consent.

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, January 21, 2021 | 6:30 pm

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

4. Germain Honda, Phase IV 20-184PDP **6715 Sawmill Road Preliminary Development Plan**

Proposal: Exterior building modifications and associated site improvements for an existing car dealership on a 12.70-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Southwest of the intersection of Sawmill Road with Dublin Center Drive.

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

Applicant: Tom Hart, Esq., Isaac Wiles and Dustin Todd, AIA, Architectural Alliance

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

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

Case Information: www.dublinohiousa.gov/pzc/20-184

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Preliminary Development Plan with six conditions:

- 1) That the applicant install a sidewalk along Dublin Center Drive from Sawmill Road to the first access point to promote walkability for the area and site in alignment with the Bridge Street District Code, in lieu of a shared- use path;
- 2) 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 the Final Development Plan submittal;
- 3) That the applicant work with the City’s landscape Zoning Inspector to refine the street wall height and plant selections, prior to the Final Development Plan submittal;
- 4) That the applicant update the photometric plan to comply with Bridge Street District Lighting Uniformity requirements and maximum permitted lumens per square foot;
- 5) That the applicant provide all sign fabrication details and materials with the submission of the Master Sign Plan; and
- 6) That the applicant work with staff to identify seating locations and specifications.

VOTE: 7 – 0.

RESULT: The Preliminary Development Plan was approved.



**4. Germain Honda, Phase IV
20-184PDP**

**6715 Sawmill Road
Preliminary Development 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, January 21, 2021 | 6:30 pm

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

5. The Overlook at Tartan Ridge 20-170FDP

Hyland-Croy and McKitrick Roads Final Development Plan

Proposal: Final details for development of 24 acres with 56 single-family homes, 7.9 acres of open space, and five public streets, zoned Planned Unit Development – Overlook at Tartan.

Location: Northeast of the intersection of Hyland-Croy Road with McKitrick Road

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Sections 153.050 – 153.056.

Applicant: Gary Smith with G2 Planning + Design

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

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

Case Information: www.dublinohiousa.gov/pzc/20-170

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Final Development Plan with six conditions:

- 1) That the applicant reduce the height of the proposed pillars to match the existing pillars in Tartan Ridge, subject to Staff approval;
- 2) That the applicant continue to work with Staff to fulfill each of the tree replacement requirements, or that the applicant pay a fee-in-lieu for the remaining inches;
- 3) That the applicant plant no more than 1/2 of the required tree replacement inches to fulfill buffer requirements;
- 4) That the applicant shift a portion of the trees surrounding the stormwater facility in the northwest portion of the site to allow for a more open vista from the west, subject to Staff approval; and
- 5) That the applicant provide Staff with any alternative materials or furniture selections pertaining to the overlook amenity area to ensure materials of equal or greater quality are utilized, subject to Staff approval, and prior to obtaining building permits; and
- 6) That the applicant work with staff to increase the percentage of evergreens adjacent to or interior to Lots #23 – 26, and that these additional trees apply toward the tree replacement requirement.

VOTE: 7 – 0.

RESULT: The Final Development Plan was approved.



**5. The Overlook at Tartan Ridge
20-170FDP**

**Hyland-Croy and McKittrick Roads
Final Development 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:

Chase J. Ridge

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Chase J. Ridge, Planner I, AICP Candidate





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

6. The Overlook at Tartan Ridge Hyland-Croy and McKitrick Roads Final Plat

20-171FP

Proposal: Subdivision of 24 acres to establish 56 single-family lots, 7.9 acres of open space, and five public rights-of-way zoned Planned Unit Development – Overlook at Tartan.

Location: Northeast of the intersection of Hyland-Croy Road with McKitrick Road.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code Sections 153.050 – 153.056.

Applicant: Gary Smith with G2 Planning + Design

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

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

Case Information: www.dublinohiousa.gov/pzc/20-171

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

- 1) That the applicant make any minor technical adjustments, prior to submittal to City Council.

VOTE: 7 – 0.

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

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:

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Chase J. Ridge, Planner I, AICP Candidate

