



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 7, 2021 | 6:30 pm

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

MOTION: Mr. Grimes moved, Ms. Kennedy seconded, to accept the documents into the record and to approve the minutes from December 10, 2020, meetings.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes from December 10, 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:

Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, January 7, 2021 | 6:30 pm

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

**1. All R Friends
20-195INF**

**PID: 273-012214
Informal Review**

Proposal: Informal review and feedback for a ±8,100-square-foot building zoned Planned Commerce District (Thomas-Kohler, Subarea B1).

Location: West of Emerald Parkway, ±450 feet northwest from the intersection with Parkwood Place

Request: Informal review with non-binding feedback of a future development application under the provisions of Zoning Code Section 153.050.

Applicant: Chris Jolley, Project Manager; and Darin Ranker Architect

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

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

Case Information: www.dublinohiousa.gov/pzc/20-195

RESULT: The Commission provided informal review and feedback on the proposal for an approximately 8,100-square-foot building. Commission members were generally supportive of the site layout, although they expressed a desire for increased connectivity through the extension of shared-use paths and sidewalks. Members discussed the required split-rail fence at the rear of the property and encouraged that it be included in plans for formal review, rather than wait for development to the west to occur. The Commission generally agreed that the architecture should be revised to better conform to the styles of surrounding structures, with more primary materials utilized throughout. The Commission also suggested revising the entry, indicating that it was not obvious where the entry was located. Members were supportive of the proposed use.

MEMBERS PRESENT:

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 7, 2021 | 6:30 pm

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

**2. Brazilianology
20-169CU**

**6065 Frantz Road
Conditional Use**

Proposal: A personal service use for an existing ±1,150-square-foot tenant space in the Millennium Office Complex zoned Planned Unit Development District.
Location: West of Frantz Road, ±900 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: Ausha Harvey, Brazilianology
Planning Contact: Chase J. Ridge, Planner I, AICP Candidate
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-169

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Conditional Use without conditions.

VOTE: 7 – 0.

RESULT: The Conditional Use for a personal service 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:

Chase J. Ridge

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Chase J. Ridge, Planner I, AICP Candidate





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 7, 2021 | 6:30 pm

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

3. Dublin Plaza 20-178MSP **225 W. Bridge Street Master Sign Plan**

Proposal: Revisions to a previously approved Master Sign Plan for an existing shopping center zoned Bridge Street District, Commercial.
Location: Southeast of the intersection of West Bridge Street with Frantz Road.
Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066.
Applicant: Dublin Plaza LP represented by Charlie Fraas, Casto
Planning Contacts: Kenneth Ganter, Planning Assistant and Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4663, kganter@dublin.oh.us and 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-178

MOTION: Ms. Kennedy moved, Mr. Supelak seconded, to approve the Master Sign Plan without conditions.

VOTE: 7 – 0.

RESULT: The Master Sign 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

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Nichole M. Martin
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Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 7, 2021 | 6:30 pm

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

4. Heartland Bank 20-207FDP **6500 Frantz Road Final Development Plan**

Proposal: Exterior modifications and associated site improvements for an existing bank zoned Bridge Street District, Commercial.
Location: Southeast of the intersection of West Bridge Street with Frantz Road.
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.066.
Applicant: Rex Hagerling, Moody Nolan; and Ashley Trout, Heartland
Planning Contact: Chase J. Ridge, Planner I, AICP Candidate
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-207

MOTION 1: Mr. Grimes moved, Ms. Kennedy seconded, to approve the Parking Plan.

VOTE: 7 – 0.

RESULT: The Parking 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

MOTION 2: Mr. Grimes moved, Ms. Kennedy seconded, to approve the Final Development Plan without conditions.

VOTE: 3 – 4.

RESULT: The Final Development Plan was disapproved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Chase J. Ridge

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Chase J. Ridge, Planner I, AICP Candidate





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 7, 2021 | 6:30 pm

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

6. Heartland Bank 20-208MSP **6500 Frantz Road Master Sign Plan**

Proposal: A Master Sign Plan for an existing bank on a 0.82-acre site zoned Bridge Street District, Commercial.
Location: Southeast of the intersection of West Bridge Street with Frantz Road.
Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066.
Applicant: Rex Hagerling, Moody Nolan; and Ashley Trout, Heartland
Planning Contact: Chase J. Ridge, Planner I, AICP Candidate
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-208

MOTION: Ms. Kennedy moved, Mr. Grimes seconded, to approve the Master Sign Plan with three conditions:

- 1) That the applicant update the plans to provide the dimensions of the monument structure (ground sign), subject to Planning approval, and prior to submitting for permanent sign permits through Building Standards;
- 2) That the applicant ensure that any additional directional or ATM signs meet the Zoning Code; and
- 3) That the applicant utilize a metal or similarly durable and high-quality material for fabrication and construction of the ground sign, subject to Planning Staff approval.

VOTE: 7 – 0.

RESULT: The Master Sign 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:

Chase J. Ridge

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Chase J. Ridge, Planner I, AICP Candidate





RECORD OF ACTION

Planning & Zoning Commission

Wednesday, January 7, 2021 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

7. Architectural Review Board Zoning Code Amendment
19-007ADMC Administrative Request – Code Amendment

Proposal: An amendment to the Zoning Code including definitions, architectural review, Bridge Street District districts, and appendixes F & G to address the Historic Dublin Boundary and Architectural Review Board development standards and procedures.

Request: Review and recommendation of approval to City Council for the ARB Zoning Code Amendment under the provisions of Zoning Code Section 153.170.

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

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4690, jrauch@dublin.oh.us
614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-007

MOTION: Ms. Fox moved, Mr. Grimes seconded, to recommend approval to City Council for the Administrative Request for an amendment to the ARB Zoning Code including definitions, architectural review, Bridge Street District districts, and appendixes F & G to address the Historic Dublin Boundary and Architectural Review Board development standards and procedures.

VOTE: 7 – 0

RESULT: The ARB Zoning Code Amendment 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:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Wednesday, January 7, 2021 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

8. Historic District Rezoning 20-188Z

Zoning Review

Proposal: Area rezoning from the Bridge Street District (BSD) to Historic District (HD) designations in conjunction with the Architectural Review Board Zoning Code Updates.

Request: Review and recommendation of approval to City Council for Zoning under the provisions of Zoning Code Sections 153.172 and 153.234.

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

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4690, jrauch@dublin.oh.us
614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-188

MOTION: Mr. Grimes moved, Mr. Fishman seconded, to recommend approval to City Council for the Administrative Request for area rezoning designation from the Bridge Street District (BSD) to the Historic District (HD), as clarified.

VOTE: 7 – 0

RESULT: The area Rezoning designation from the Bridge Street District to the Historic District 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:
Jennifer Rauch
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Jennifer M. Rauch, AICP, Planning Director

