



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 18, 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 approve the minutes from January 21, 2021.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record and the minutes from January 21, 2021, 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**

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Nichole M. Martin, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

**1. Meadows Academy 20-163AFDP 6065 Memorial Drive Amended Final Development Plan**

Proposal: A minor text modification as part of an Amended Final Development Plan to add Daycare, Child or Adult as a conditional use within the Muirfield Square center zoned Planned Unit Development, Muirfield Village.  
Location: South of the intersection of Memorial Drive with Muirfield Drive  
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Sections 153.053, 153.055, and 153.236.  
Applicant: Susan Bolongaita, Meadows Academy  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/20-163

**MOTION 1:** Mr. Fishman moved, Mr. Grimes seconded, to approve a Minor Text Modification to add Daycare, Child or Adult as a Conditional Use in the Muirfield Square center.

1. To modify the development text; under sub-section K: The following use shall be permitted as a Conditional Use for Muirfield Square, in accordance with the requirements identified in the Suburban Office and Institutional District: Daycare, Child or Adult (Child and adult daycare center).

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification 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, Ms. Kennedy seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant continue to work with Staff to finalize landscape details for a small outdoor area, in accordance with SO standards for daycares, subject to Staff approval.



**1. Meadows Academy  
20-163AFDP**

**6065 Memorial Drive  
Amended Final Development Plan**

**VOTE:** 6 – 0.

**RESULT:** The Amended 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**

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*Zach Hounshell*

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Zach Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

**2. Meadows Academy 20-150CU 6065 Memorial Drive Conditional Use**

Proposal: Conditional Use review for an early childhood learning center designated as a Daycare, Child or Adult use within the Muirfield Square center zoned Planned Unit Development, Muirfield Village.  
Location: South of the intersection of Memorial Drive with Muirfield Drive  
Request: Review and approval of Conditional use under the provisions of Zoning Code Sections 153.053, 153.055, and 153.236.  
Applicant: Susan Bolongaita, Meadows Academy  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/20-150

**MOTION:** Ms. Kennedy moved, Mr. Grimes seconded, to approve the Conditional Use without conditions.

**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

**STAFF CERTIFICATION**

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*Zach Hounshell*  
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Zach Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

**3. Primrose** **PID: 273009147**  
**20-213FDP** **Final Development Plan**

Proposal: Construction of a two-story, ±16,000-square-foot daycare and associated site improvements on a 1.37-acre parcel zoned Bridge Street District, Office.

Location: South of W. Dublin-Granville Road, ±450 feet west of the intersection with Dublin Center Drive.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.066 and Subdivision Regulations 152.0230.

Applicant: Alena Miller, ALT Architects

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/20-213

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

- 1) That the applicant replace the metal siding dumpster gate with a synthetic wood gate and verify that the height of the enclosure is one foot taller than the enclosed dumpster, subject to Staff approval prior to building permit submittal;
- 2) That the applicant work with Staff to establish a legally binding agreement to require consolidated open space for Lots 1 and 2 to be constructed with the future development of Lot 2, subject to Staff approval;
- 3) That the applicant continue to work with Staff to finalize the landscape plan prior to submission of a building permit;
- 4) That the applicant work with the City Forester to determine species, location, and planting of street trees, prior to issuance of building occupancy;
- 5) That the applicant work with Staff to finalize the photometric plan, prior to submission of a building permit; and
- 6) That the applicant continue to work with Staff to determine final details and locations of the benches, planters, and bike racks, subject to Staff approval.

**VOTE:** 6 – 0.



**3. Primrose  
20-213FDP**

**PID: 273009147  
Final Development Plan**

**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**

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*Zach Hounshell*

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Zach Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

**4. Primrose** **PID: 273009147**  
**20-212FP** **Final Plat**

Proposal: A Plat to establish two lots and dedicate one public right-of-way on a 3.58-acre site zoned Bridge Street District, Office.  
Location: South of W. Dublin-Granville Road, ±450 feet west of the intersection with Dublin Center Drive.  
Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code Section 153.066 and Subdivision Regulations 152.230.  
Applicant: ALT Architects  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/20-212

**MOTION:** Mr. Grimes moved, Ms. Kennedy seconded, to recommend approval to City Council for the Final Plat to establish two lots and dedicate one public right-of-way on a 3.58-acre site with three conditions:

- 1) That the applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;
- 2) That the applicant provide an approved street name for the neighborhood street, prior to the submission to City Council; and
- 3) That the applicant work with Staff to identify and document a cross-access easement, between Lots 1 and 2 for the internal access drive, subject to Staff approval.

**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**

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*Zach Hounshell*  
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Zach Hounshell, Planner I





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

### 5. Amended Final Development Plan Provision 20-177ADMC Administrative Request - Code Amendment

Proposal: Introduction to amend Zoning Code Section 153.066 to add an Amended Final Development Plan provision to the review process for the Bridge Street District in alignment with other review processes.

Request: Informal review and feedback on the proposed Administrative Request – Code Amendment under the provisions of Zoning Code Section 153.234.

Applicant: Dana L. McDaniel, City Manager, 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/20-177

**RESULT:** The Commission was supportive of the proposed amendments to the Bridge Street District Code to incorporate an Amended Final Development Plan procedure. The Commission had no comments or questions regarding the proposed modifications to Zoning Code Section 153.066.

#### MEMBERS PRESENT:

Jane Fox	Absent
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, AICP, Planner II







# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

### 6. Specialty Hospitals 21-009ADMC

### Administrative Request - Code Amendment

Proposal: Introduction to amend the Zoning Code to add provisions for Specialty Hospitals.

Request: Informal review and feedback on the proposed Administrative Request – Code Amendment under the provisions of Zoning Code Section 153.234.

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

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, [tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/pzc/21-009](http://www.dublinohiousa.gov/pzc/21-009)

**RESULT:** The Commission discussed the purpose of the proposed Code modifications, including the need to provide areas for specialty care. The Commission reviewed the proposed definition identifying a number of opportunities for clarification. Members also discussed the need for use-specific standards that may be applicable to the unique operations of specialty hospitals. The Commission requested modifications to address items identified as part of the discussion.

#### MEMBERS PRESENT:

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

#### STAFF CERTIFICATION

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TAMMY NOBLE

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Tammy Noble, Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

### 7. Garage Conversions 21-010ADMC

### Administrative Request - Code Amendment

Proposal: Introduction to amend the Zoning Code to address the conversion of garages into habitable spaces in residential zoning districts.

Request: Informal review and feedback on the proposed Administrative Request – Code Amendment under the provisions of Zoning Code Section 153.234.

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

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us


Case Information: www.dublinohiousa.gov/pzc/21-010

**RESULT:** The Commission discussed the purpose of the proposed Code modifications, including other options for addressing the issues that arose with this conversion process including the loss of space for vehicular parking, loss of storage space, and aesthetic considerations. The Commission requested modifications to address items identified as part of the discussion.

### MEMBERS PRESENT:

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

### STAFF CERTIFICATION

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 Tammy Noble, Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, February 18, 2021 | 6:30 pm

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

### 8. Technology Flex District, Vehicle Repair - Major 21-011ADMC Administrative Request - Code Amendment

Proposal: Introduction to amend Zoning Code Section 153.044 to modify permitted uses related to Motor Vehicle Repair – Major in the Technology Flex District.

Request: Informal review and feedback on the proposed Administrative Request – Code Amendment under the provisions of Zoning Code Section 153.234.

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

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-011

**RESULT:** The Commission discussed the purpose of the proposed Code modifications, specifically the intent of the Technology Flex District. The Commission requested clarification regarding the geography that the amendments will be applicable to. The Commission agreed the proposed modifications were appropriate.

#### MEMBERS PRESENT:

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

#### STAFF CERTIFICATION

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Tammy Noble, Senior Planner

