



RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 4, 2021 | 6:30 pm

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

MOTION: Ms. Kennedy moved, Mr. Grimes seconded, to accept the documents into the record and approve the minutes from January 7, 2021.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes from January 7, 2021, 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 ACTION

Planning & Zoning Commission

Thursday, February 4, 2021 | 6:30 pm

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

**1. Heartland Bank
20-207FDP**

**6500 Frantz Road
Final Development Plan**

Proposal: Reconsideration of a determination for a Final Development Plan for exterior modifications and associated site improvements for an existing bank on a .82-acre site zoned Bridge Street District, Commercial.

Location: Southeast of the intersection of West Bridge Street with Post Road.

Request: Review and approval of a Reconsideration Request for a previously disapproved application for a Final Development Plan under the provisions of Section X of the City of Dublin Planning and Zoning Commission Rules and Regulations.

Applicant: Ashley Trout, Heartland Bank

Planning Contacts: Chase J. Ridge, Planner I, AICP Candidate; and Jennifer M. Rauch, Planning Director

Contact Information: 614.410.4656, cridge@dublin.oh.us; and 614.410.4690, jrauch@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-207

MOTION 1: Mr. Supelak moved, Ms. Fox seconded, to approve the Reconsideration of an earlier determination for a Final Development Plan.

VOTE: 7 – 0.

RESULT: The Reconsideration 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, Mr. Fishman seconded, to table the Final Development Plan.

VOTE: 7 – 0.

RESULT: The request for the Final Development Plan to be tabled was approved.



**1. Heartland Bank
20-207FDP**

**6500 Frantz Road
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

Chase J. Ridge, Planner I, AICP Candidate





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, February 4, 2021 | 6:30 pm

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

2. Tuller Road Townhomes at 6851 Village Parkway 21-004INF

Informal Review

Proposal: Informal architectural review of a future application for an attached, single-family residential development on an 11.61-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the intersection of Village Parkway with John Shields Parkway.

Request: Informal review and feedback on the proposed architecture under the provisions of Zoning Code Section 153.066.

Applicant: Matt Callahan and Keith Filipkowski, Pulte Homes

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

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

Case Information: www.dublinohiousa.gov/pzc/21-004

RESULT: The Commission reviewed and provided informal feedback on proposed architecture for a proposed attached, single-family residential development. The Commission expressed appreciation for the traditional architectural character. The Commission recommended more variation in the rooflines and roof treatments. The Commission encouraged diverse façade and stoop designs with usable space and emphasized the need to create a pedestrian-friendly streetscape.

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, February 4, 2021 | 6:30 pm

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

3. Turkey Hill Drive-Thru Restaurant at 6201-6233 Avery Road 20-161CU **Conditional Use**

Proposal: Construction of a new drive-thru restaurant in conjunction with a convenient store designated as an auto-oriented commercial facility, on a 5.48-acre site zoned Community Commercial District.

Location: Southwest of the intersection of Avery Road with Shier Rings Road

Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Christopher Cline, Haynes, Kessler, Myers & Postalakis; Manny Paiva, EG Am; and Russell Koenig, Prime Engineering Planning

Contact: Nichole M. Martin, AICP, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/20-161

MOTION: Mr. Grimes moved, Mr. Fishman seconded, to approve the Conditional Use for the Drive-Thru Restaurant in conjunction with a convenient store designated as an auto-oriented commercial facility with the following condition:

- 1) That all conditions of approval associated with 20-162CU be fulfilled.

VOTE: 7 – 0.

RESULT: The Conditional Use for a drive-thru restaurant and convenient store 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, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 4, 2021 | 6:30 pm

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

4. Turkey Hill Fueling Station and Car Wash at 6201-6233 Avery Road 20-162CU Conditional Use

Proposal: Construction of a new fueling station with a car wash designated as an auto-oriented commercial facility on a 5.48-acre site zoned Community Commercial District.

Location: Southwest of the intersection of Avery Road with Shier Rings Road

Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Christopher Cline, Haynes, Kessler, Myers & Postalakis; Manny Paiva, EG Am; and Russell Koenig, Prime Engineering Planning

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

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

Case Information: www.dublinohiousa.gov/pzc/20-162

MOTION: Mr. Grimes moved, Mr. Fishman seconded, to approve the Conditional Use for a fueling station and a car wash designated as an auto-oriented commercial facility with four conditions:

- 1) That the applicant continue to work with Staff to demonstrate compliance with all landscape requirements, prior to submittal of building permits;
- 2) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant reimburses the City of Dublin via an infrastructure agreement to be considered by City Council, for the actual cost of the public sanitary sewer extension along the Avery Road frontage presently estimated at \$32,000.00 to the satisfaction of the City Engineer, prior to building occupancy; and
- 4) That the applicant constructs the turn lanes at the same time as the development in which the turn lanes shall be conditionally accepted by the City of Dublin to the satisfaction of the City Engineer, prior to building occupancy.

VOTE: 7 – 0.

RESULT: The Conditional Use for a new fueling station and a car wash 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, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 4, 2021 | 6:30 pm

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

5. Temporary Signs 20-098ADMC

Administrative Request - Code Amendment

Proposal: Amendments to the City of Dublin Sign Code to comply with all requirements of the U.S. and Ohio constitutional, statutory, and case law decisions requiring that sign regulations remain content neutral.

Request: Review and approval of an Administrative Request for a Temporary Sign Code Amendment under the provisions of Zoning Code Section 153.234.

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

Planning Contact: Jennifer M. Rauch, Planning Director

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

Case Information: www.dublinohiousa.gov/pzc/20-098

MOTION: Mr. Grimes moved, Ms. Kennedy seconded, to recommend approval to City Council for the Administrative Request for a Temporary Sign Code Amendment.

VOTE: 7 – 0.

RESULT: The Administrative Request for a Temporary Sign Code Amendment was recommended to City Council for approval.

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, Planning Director

