



RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 6, 2021 | 6:30 pm

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

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to accept the documents into the record and approve the minutes from April 1, 2021.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the April 1, 2021 minutes were approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 6, 2021 | 6:30 pm

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

**1. Muirfield Village Golf Club at 8670 Muirfield Drive
21-057INF**

Informal Review

Proposal: Construction of a new grounds facility and associated site improvements for the Muirfield Village Golf Club on a 3.5-acre site.

Location: East of Muirfield Drive, ±900 feet south of the intersection with Whittingham Drive and zoned Planned Unit Development District, Muirfield Village.

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

Applicant: Teri Umbarger, Moody Nolan

Planning Contact: JM Rayburn, Planner I

Contact Information: 614.410.4653, jrayburn@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-057

RESULT: The Commission conducted an informal review and provided non-binding feedback on the construction of a new grounds facility and associated site improvements. The Commission noted the quasi-industrial nature of the site within a residential neighborhood. Members expressed concern with the aesthetic character of the metal buildings. The Commission discussed the need to balance site security with character of the proposed solid six-foot fence. The Commission noted that metal buildings are inconsistent with other service oriented facilities throughout Dublin. The Commission recommended additional landscape screening along the west and south sides of the site, and that the applicant consider landscaping west of the administrative building. Some members identified opportunities for minor site modifications including building, dumpster, and landscape locations.

MEMBERS PRESENT:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

J.M. Rayburn

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JM Rayburn, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 6, 2021 | 6:30 pm

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

2. **Burger King at 6315 Perimeter Drive** **Amended Final Development Plan** **20-206AFDP**

Proposal: Site and building modifications for a drive-thru restaurant on an approximately 3-acre outparcel lot of the Avery Square Shopping Center.
Location: Southwest of the intersection of Avery-Muirfield Drive with Perimeter Drive and zoned Planned Unit Development.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Danielle Bohannon, Technical Group, Inc.
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-206

MOTION 1: Mr. Fishman moved, Mr. Supelak seconded, to approve a Minor Text Modification:

1. Under Avery-Muirfield Drive Outparcels, Parking and Loading sub-section: To permit the six spaces on the north side of the building on the northern outparcel to have a minimum dimension of 8 feet in width. Should the site redevelop, the site shall be required to comply with the City of Dublin Zoning Code Section 153.200.

VOTE: 6 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Fishman moved, Mr. Supelak seconded, to approve the Amended Final Development Plan with two conditions:

- 1) That the applicant select a composite panel gate color to compliment the building, subject to Staff approval; and



**2. Burger King at 6315 Perimeter Drive
20-206AFDP**

Amended Final Development Plan

2) That the applicant verify the existing light poles meet the maximum height requirement.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 15, 2021 | 6:30 pm

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

3. Germain Honda, Phase IV at 6715 Sawmill Road 21-031FDP Final Development Plan

Proposal: Exterior and site modifications for an existing car dealership on an approximately 12.5-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

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

Request: Review and approve a Final 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, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/21-031

MOTION 1: Mr. Grimes moved, Mr. Supelak seconded, to approve two Waivers:

1. §153.065(I)(1)(F) — Walkability Standards
Requirement: Pedestrian facilities are intended to be designed and installed to provide the maximum degree of connectivity between destinations in the Bridge Street District.
Request: To install pedestrian facilities along the perimeter of the site excluding the Dublin Center Drive curve.
- 2) §153.062(B)(2)(b)(5) — Building Types, Existing Structures
Requirement: Existing structures may be modified provided that the improvements do not make the structure further from conformance with the requirements of the BSD Code.
Request: To modify the Used Car building eliminating a building addition that is forward of the primary structure that effectively increased the distance the building is setback from Sawmill Road, which is further from conformance with the BSD Code.

VOTE: 6 – 0.

RESULT: The two Waivers were approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes



**3. Germain Honda, Phase IV at 6715 Sawmill Road
21-031FDP**

Final Development Plan

MOTION 2: Mr. Grimes moved, Mr. Supelak seconded, to approve the Parking Plan:

1. A total of 1,062 vehicle spaces are requested where 209 parking spaces are permitted.

VOTE: 6 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 3: Mr. Grimes moved, Mr. Supelak seconded, to approve the Final Development Plan with four conditions:

- 1) That the applicant work with Staff to ensure all lighting requirements of the Code are met and the light level along Sawmill Road are subdued, subject to Staff approval;
- 2) That the street wall height be increased from 30 inches to 33 inches;
- 3) That the applicant work with Staff to select decorative bicycle racks, outdoor seating, and a waste receptacle, subject to Staff approval; and
- 4) That the applicant work with Staff to replace or remove the gates located at the entrance along Dublin Center Drive.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 6, 2021 | 6:30 pm

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

4. Historic Design Guidelines 18-037ADM

Administrative Request

Proposal: New Historic Design Guidelines applicable to properties located within the Architectural Review District and its outlying historic properties.

Request: Review and recommendation to City Council for new Historic Design Guidelines under the provisions of Zoning Code Section 153.066.

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

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

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

Case Information: www.dublinohiousa.gov/pzc/18-037

MOTION: Mr. Fishman moved, Mr. Grimes seconded, to recommend approval to City Council for an Administrative Request for new Historic Design Guidelines applicable to properties located within the Architectural Review District and its outlying historic properties.

VOTE: 6 – 0.

RESULT: The Administrative Request for new Historic Guidelines was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner

