



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 17, 2021 | 6:30 pm

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

MOTION: Mr. Fishman moved, Mr. Grimes seconded, to accept the documents into the record and approve the minutes from the meetings held May 6 and May 20, 2021.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the May 6 and May 20, 2021, meeting minutes were both approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294AB0C6363F490
Nichole M. Martin, AICP, Senior Planner





RECORD OF DETERMINATION

Planning & Zoning Commission

Thursday, June 17, 2021 | 6:30 pm

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

**1. Heartland Bank at 6500 Frantz Road
20-207FDP**

Final Development Plan

Proposal: Determination on reconsideration of a Final Development Plan for exterior modifications and associated site improvements 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 Final Development Plan under the provisions of Zoning Code §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: Mr. Grimes moved, Mr. Schneier seconded, to approve the Final Development Plan.

VOTE: 3 – 3.

RESULT: The Final Development Plan was disapproved.

RECORDED VOTES:

Jane Fox	No
Warren Fishman	No
Mark Supelak	Yes
Rebecca Call	No
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Absent

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

0A46F764699D466...

Chase J. Ridge, AICP Candidate, Planner I





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 17, 2021 | 6:30 pm

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

2. **Baltimore Corner Restaurant at 4595 Bridge Park Avenue 21-017MPR** **Informal Review**

Proposal: Encroachment of the Riverside Drive right-of-way with a building addition and covered patio. This will accommodate a restaurant tenant located within Bridge Park, Block B zoned Bridge Street District, Scioto River Neighborhood District.

Location: Southeast of the intersection of Bridge Park Avenue with Riverside Drive.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Carter Bean, Bean Architects; and Wayne Schick, Cameron Mitchell Restaurants

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

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

Case Information: www.dublinohiousa.gov/pzc/21-017

RESULT: The Commission conducted an informal review and provided non-binding feedback on the proposal to encroach the Riverside Drive right-of-way with a building addition and covered patio. The Commission expressed appreciation for the reduction in size of the building addition and the more open corner for pedestrian circulation. Members of the Commission noted that they could support encroachment into the right-of-way along Riverside Drive provided that the building addition and covered patio blurs the lines between the indoors and outdoors. Members of the Commission noted that the design, as presented, does not create the sense of place the Commission desires.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294AB0C6363F490...

Nichole M. Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 17, 2021 | 6:30 pm

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

Dublin Corporate Area Plan (DCAP), Mixed-Use Regional (MUR-4) - Informal Review

- 3. **19-117ADMC Code Amendments**
- 4. **21-086ADMC Design Guidelines**
- 5. **21-087ADMC Area Rezoning**

Proposal: Amendments to the City of Dublin Zoning Code to create the MUR-4, Mixed Use Regional – Llewellyn Farms Office District, which includes: creation of a new zoning district and associated development standards; design guidelines; and area rezoning.

Request: Informal review and non-binding feedback for an introduction of MUR-4, Mixed Use Regional – Llewellyn Farms Office District.

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

Planning Contact: Jennifer M. Rauch, AICP, Planning Director

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

Information – 3 Cases: www.dublinohiousa.gov/pzc/19-117 and *21-086* and *21-087*

RESULT: The Commission conducted an informal review and provided non-binding feedback on the Zoning Code, Design Guidelines and Area Rezoning proposed to implement the MUR-4 District within the Dublin Corporate Area Plan. The Commission generally discussed the proposed documents. The members requested additional information be provided to inform the discussion including detailed history, development standards of adjacent commercial properties that abut residential, potential development capacity studies for site 11, landscape buffering information, comparison of points of impasse, and response to Llewellyn Farms Civic Association question.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

C08B79E0958D44D...
 Jennifer M. Rauch, AICP, Planning Director





RECORD OF DETERMINATION

Planning & Zoning Commission

Thursday, June 17, 2021 | 6:30 pm

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

**6. Drake Dance Academy at 6419 Old Avery Road
21-083CU Conditional Use**

Proposal: Allow an Entertainment and Recreation, Indoor Use in an existing building zoned ID-1, Research Office District on a 1.77-acre site.
Location: West of Old Avery Road and south of US33.
Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.236.
Applicant: Andrew Foster, Drake Dance Academy
Planning Contact: Chase J. Ridge, Planner I, AICP Candidate
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-083

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

VOTE: 6 – 0.

RESULT: The Conditional Use was approved by consent.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge, AICP Candidate, Planner I

