



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 2, 2021 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the August 5, 2021, meeting.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record and the August 5, 2021, meeting minutes were approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
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 ACTION

Planning & Zoning Commission

Thursday, September 2, 2021 | 6:30 pm

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

1. Baltimore Corner Restaurant (Valentina’s) at 4595 Bridge Park Avenue
21-017MPR **Minor Project Review**

Proposal: Exterior and site modifications to accommodate a restaurant tenant including storefront alterations, an enclosed patio addition, a covered patio space, and associated design details.

Location: Southeast of the intersection of Bridge Park Avenue with Riverside Drive and zoned Bridge Street District, Scioto River Neighborhood.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.

Applicants: Randy Roberty, Design Collective 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

MOTION: Mr. Fishman moved, Mr. Schneier seconded approval of a motion to table the application.

VOTE: 5 – 0.

RESULT: The Minor Project proposal was approved to be tabled.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
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 ACTION

Planning & Zoning Commission

Thursday, September 2, 2021 | 6:30 pm

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

**2. Graybar Electric at 6399 Shier Rings Road
21-119CU**

Conditional Use

Proposal: Request to allow wholesaling and distribution within an existing building zoned Technology Flex District.
Location: South of Shier Rings Road, ±650 feet west of the intersection with Avery Road.
Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.066.
Applicants: Steve Fox, Prime Engineering and Jason Casey, Graybar
Planning Contact: Chase Ridge, AICP Candidate, Planner II
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-119

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Conditional Use with two conditions:

- 1) That the applicant continue to work with Planning and the Washington Township Fire Department Staff to ensure all fencing and gate systems meet Code, and allow adequate access for fire and emergency vehicles; and
- 2) That the applicant designate the entirety of the existing drive aisle within the proposed fenced in area as a Fire Lane, restricting storage or vehicle parking from this area, to the satisfaction of Washington Township Fire Department Staff.

VOTE: 5 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

Chase Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 2, 2021 | 6:30 pm

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

3. Balgriffin Multi-Family Chimney at 6138 Turvey Loop E. Amended Final Development Plan
21-044AFDP

Proposal: Modification to alter the architectural requirement for one condominium unit to permit the chimney to be removed within the Balgriffin Multi-Family development.

Location: Northeast of the intersection of Avery Road and Rings Road and zoned Planned Unit Development District.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Applicant: Scott Baker, SBA Studios

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-044

MOTION: Mr. Way moved, Mr. Supelak seconded, to table the proposal.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan proposal was approved to be tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah T. Holt, AICP, ASLA, Senior Planner

