



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**MOTION:** Mr. Way moved, Mr. Fishman seconded, to accept the documents into the record.

**VOTE:** 5 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
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 DISCUSSION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**1. Residential Development Standards  
21-152ADM**

**Administrative Request**

Proposal: Introduction to consider updates to the residential development standards including the minimum requirements applicable to new residential development.

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

Planning Contacts: Sarah T. Holt, AICP, ASLA, Senior Planner and Jennifer M. Rauch, AICP, Planning Director

Contact Information: 614.410.4662, sholt@dublin.oh.us and 614.410.4690, jrauch@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-152

**RESULT:** No discussion. Postponed to a future meeting due to time constraints.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**2. Bremlee Estates  
21-147INF**

**Informal Review**

Proposal: Subdivision of 4.70 acres to facilitate development of four, single-family lots, 0.51 acre reserve, and dedication of a right-of-way for a cul-de-sac.

Location: North of the intersection of Nature Drive with Forest Run Drive and zoned Limited Suburban Residential District.

Request: Informal Review seeking non-binding feedback under the provisions of Zoning Code.

Applicant: Ron and RJ Sabatino, T&R Properties

Planning Contact: Chase Ridge, Planner II, AICP Candidate

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-147

**RESULT:** The Planning and Zoning Commission provided non-binding feedback on a proposed plat to establish four lots for single-family residential development, one open space lot for stormwater management, and the cul-de-sacing of one public street. The Commission discussed the open space and stormwater management, expressing concern regarding the usage of dry basins. Members discussed the proposed cul-de-sac, the previous approval for the site, and the potential for development to the north. The Commission also discussed the impacts of traffic, should the roadway be extended and stubbed rather than terminate in a cul-de-sac.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Zachary Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**4. Deer Run Lift Station at 8588 Dublin Road  
21-018AFDP Amended Final Development Plan**

Proposal: Replacement of an existing structure with a new lift station to mitigate sanitary sewer overflow. The site is zoned Planned Unit Development – Muirfield Village.

Location: West of the intersection of Dublin Road with Glenaire Drive.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Applicant: Dana L. McDaniel, City Manager, City of Dublin; and Brian Gable, Deputy Director of Engineering – Design & Construction, City of Dublin

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-018

**MOTION 1:** Ms. Fox moved, Mr. Schneier seconded, to approve the following Minor Text Modification:

1. To modify the Muirfield Village PUD to require no less than three feet for any front, side, or rear setback exclusively for the Deer Run Lift Station.

**VOTE:** 5 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Schneier moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the applicant work with Staff to select final exterior materials that address the comments provided by the Commission, subject to staff approval;



**4. Deer Run Lift Station at 8588 Dublin Road  
21-018AFDP**

**Amended Final Development Plan**

- 2) That the applicant work with Staff to finalize the landscape plan and provide additional landscaping to buffer the proposed site from Dublin Road, subject to Staff approval; and
- 3) That the applicant continue to work with Staff to identify existing trees that can be preserved on site.

**VOTE:** 5 – 0.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Zachary Hounshell*

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Zachary Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**5. Penalty Code Amendment  
21-113ADMC**

**Administrative Request**

Proposal: Recommendation on an amendment to Zoning Code Section 153.999: Administration and Enforcement - Penalty for unauthorized demolition of and alteration to properties within the Architectural Review District and outlying historic properties listed on Appendix G and reclassification of the offense associated with violations.

Request: Review and recommendation of approval to City Council for the Administrative Request – Penalty Code Amendment under the provisions of Zoning Code §153.234.

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

Planning Contact: Chase J. Ridge, Planner II, AICP Candidate

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-113

**RESULT:** The Commission considered an Amendment to Zoning Code Section 153.999, regarding penalties for unauthorized demolition of historic structures. The request originated with the Architectural Review Board, who experienced unauthorized demolition of two outbuildings associated with a property listed on an Appendix G property. The ARB was in favor of the proposed changes, as previously presented. The purpose of the Code revisions is to provide both punishment and deterrence, where the current Code is lacking. The Commission commented that the proposed language is too broad, not taking into account various types of violations. The Commission recommended a tiered approach.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Nichole M. Martin, AICP, Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, October 14, 2021 | 6:30 pm

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

**6. Solar Panel Code Amendment  
21-152ADMC**

**Administrative Request**

Proposal: Introduction of a Code Amendment to establish general regulations in regards to solar panels for residential and commercial properties.  
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/21-152

**RESULT:** The Commission considered an Amendment to the Zoning Code to accommodate solar energy within commercial and residential districts in the City. Presently, the Code addresses these requests in a very limited manner, and greater guidance for the public, Staff, and Boards and Commissions is sought. The Commission agreed that the City should support and incentivize solar energy, when also meeting aesthetic goals, as well.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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Nichole M. Martin, AICP, Senior Planner

