



RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Grimes seconded, to accept the documents into the record and approve the minutes from the September 16, 2021, meeting.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the September 16, 2021, meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294AB0C8363F490...

Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 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 and covered patio, 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.

Applicant: 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 1: Mr. Grimes moved, Ms. Fox seconded, to approve two Waivers:

1. §153.063(E)(5)(c) — Neighborhood Standards, Pedestrian-Oriented Streetscape – Requirement: A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area. Request: To reduce the clear sidewalk width along Riverside Drive to a minimum of 8 feet-2inches permitting outdoor seating and dining within a required Shopping Corridor.
2. §153.064(C) – Open Space Types, Provision of Open Space - Requirement: To provide 200 square feet of open space per residential unit and 1 square feet per 50 square feet of commercial space. Bridge Park, Block B was required to provide a total of 1.08 acres of publically accessible open space of which 0.33 acre was provided on-site and 0.75 acre was provided off-site. Request: To reduce the total amount of publically accessible open space within Block B by ±150 square feet.

VOTE: 4 – 2.

RESULT: Both Waivers were approved.

RECORDED VOTES:

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



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

MOTION 2: Mr. Grimes moved, Mr. Schneier seconded, to approve the Minor Project with eight revised conditions:

- 1) That all pocket plaza elements including a seat wall, dining tables, and ancillary furniture and amenities be withdrawn from this proposal and the pocket plaza design be separated from this application;
- 2) That the property owner work with the Dublin Arts Council to identify a final design for the pocket plaza, no later than March 31, 2022, and implement the final design no later than October 1, 2022, subject to Staff approval;
- 3) For all alterations and additions located within the right-of-way, full civil engineering drawings are to be submitted as part of the building permit;
- 4) That the applicant provide a full landscape plan detailing the use of artificial and live vegetation, prior to permitting and subject to staff approval;
- 5) That the applicant provide a photometric plan demonstrating compliance with the Code, prior to permitting and subject to Staff approval;
- 6) That all artificial plant material shall be maintained in good condition as assessed from the public right-of-way. Should the City determine at any time the condition of the artificial material to be deteriorated, the applicant shall repair and replace immediately, remove, or come before the Commission with a suitable alternative;
- 7) That the applicant provide the window film color and calculations at permitting, to confirm transparency requirements are met along the east façade; and
- 8) That the applicant submit for sign permits, with a landlord approval letter, for review of the proposed signs relative to the adopted regulations.

VOTE: 5 – 1.

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

 294AB0C8363F490...
 Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

2. 4000 W. Dublin-Granville Road 21-128CP

Concept Plan

Proposal: Construction of a ±6,900-square-foot, one-story, multi-tenant commercial building with drive-thru restaurant. The 1.98-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066(E).

Applicant: Don Brogan, Crawford Hoying Development Partners; and Brian McNally, Meyers Architects

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-128

MOTION 1: Mr. Grimes moved, Mr. Way seconded, to table the Concept Plan.

VOTE: 6 – 0.

RESULT: The Concept Plan was tabled.

RECORDED VOTES:

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

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to table the request for a combination of the review and approval of the Preliminary Development Plan and the Final Development Plan.

VOTE: 6 – 0.

RESULT: The request for the Preliminary Development Plan and the Final Development Plan to be combined and reviewed was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

B1050D11513A490...

Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

**3. 4012 W. Dublin-Granville Road
21-129CP**

Concept Plan

Proposal: Construction of a 14,600-square-foot, two-story, mixed-use building on a 1.08-acre site.

Location: Northeast of the intersection of W. Dublin-Granville Road with David Road and zoned Bridge Street District, Office.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: Don Brogan, Crawford-Hoying Development Partners

Planning Contact: Chase Ridge, AICP Candidate, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/21-129

MOTION 1: Mr. Grimes moved, Mr. Way seconded, to table the Concept Plan.

VOTE: 6 – 0.

RESULT: The Concept Plan was tabled.

RECORDED VOTES:

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

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to table the request for a combination of the review and approval of the Preliminary Development Plan and the Final Development Plan.

VOTE: 6 – 0.

RESULT: The request for the Preliminary Development Plan and the Final Development Plan to be combined and reviewed was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

9A45F751698D468...
 Chase Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

- 4. Wright Way Corporate Park at 4420 Emerald Parkway 21-101Z Rezoning**
- Proposal: Rezoning of two parcels from Restricted Suburban Residential District to Suburban Office and Institutional District.
- Location: Northwest of the intersection of Emerald Parkway with Riverside Drive.
- Request: Review and approval of Rezoning under the provisions of Zoning Code §§153.232 and 153.234
- Applicant: Dana L. McDaniel, City Manager, City of Dublin
- Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner
- Contact Information: 614.410.4662, sholt@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/21-101

MOTION: Mr. Grimes moved, Mr. Schneier seconded, to recommend approval of the Rezoning to City Council.

VOTE: 2 – 3 – 1.

RESULT: The recommendation of approval to City Council of the Rezoning failed.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

89A2805342A648D...
 Sarah T. Holt, AICP, ASLA,
 Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

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

**5. Wright Way Corporate Park at 4420 Emerald Parkway
21-102PP/21-103FP Preliminary Plat/Final Plat**

Proposal: Subdivision of a ±7.35-acre lot to establish two open space reserves and one public right-of-way.
Location: Northwest of the intersection of Emerald Parkway with Riverside Drive.
Request: Review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of Zoning Code §152.000.
Applicant: Dana L. McDaniel, City Manager, City of Dublin
Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-102 and 21-103

MOTION 1: Mr. Grimes moved, Mr. Scheiner seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

- 1) That the applicant make any minor technical adjustments to the plat, prior to submission for acceptance to City Council.

VOTE: 3 – 2 – 1

RESULT: The Preliminary Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

MOTION 2: Mr. Grimes moved, Mr. Scheiner seconded, to recommend approval to City Council for the Final Plat with the following condition:

- 1) That the applicant make any minor technical adjustments to the plat, prior to submission for acceptance to City Council.

VOTE: 3 – 2 – 1



**5. Wright Way Corporate Park at 4420 Emerald Parkway
21-102PP/21-103FP**

Preliminary Plat/Final Plat

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A648D...

Sarah Tressouthick Holt, AICP, ASLA,
Senior Planner

