



RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

MOTION: Mr. Grimes moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the meetings held on October 14, November 4, and November 16, 2021.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from all three meetings were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**1. Mount Carmel Hospital at 3865 Bright Road
21-158CP**

Concept Plan

Proposal: Informal review and feedback for a Concept Plan to develop ±35 acres consisting of a 190,000-square-foot, 30-bed inpatient hospital and ambulatory center. The site is zoned Restricted Suburban Residential District.

Location: Southwest of the intersection of Bright Road with Sawmill Road.

Applicant: Jason Koma, Mount Carmel Health System; and Dan Livanec, Hplex Solutions

Planning Contacts: Nichole M. Martin, AICP, Senior Planner and Christopher Will, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4498, cwill@dublin.oh.us


Case Information: www.dublinohiousa.gov/pzc/21-158

RESULT: The Commission was supportive of the revised concept presented. The Commission was appreciative of the applicant’s revisions creating a wellness and health campus organized around a greenway. Based on the Community Plan, the Commission identified the site as a key gateway to the City of Dublin. The Commission noted the Community Plan recommends the location for elevated architecture character that may include curvilinear lines, use of light/reflectivity, and playful design. Additionally, the Commission noted that the success of the project relies on the execution of high-quality design details including landscape and building design.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

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 Christopher Will, AICP
 Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 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: Review of a Concept Plan for the construction of a ±6,900-square-foot, one-story, multi-tenant commercial building. 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: Zachary 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. Supelak seconded, to approve the Concept Plan. The Planning and Zoning Commission noted that the Preliminary Development Plan design should address the Commission’s discussion.

VOTE: 5 – 1.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Supelak moved, Mr. Grimes seconded, to approve the request to combine the Preliminary Development Plan with the Final Development Plan.

VOTE: 0 – 6.

RESULT: The combination request was disapproved.



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

Concept Plan

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zachary Hounshell, Planner I





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**3. 5274 Cosgray Road
21-142CP**

Concept Plan

Proposal: Informal review and feedback for a Concept Plan to develop ±101.1 acres consisting of single-family, detached and single-family attached units. The development is divided into two subareas, one consisting of 160 units with a density of 5 dwelling units per acre and the second consisting of 345 units with a density of 9.2 dwelling units per acre. The site is zoned Rural District.

Location: East of Cosgray Road, ±1,300 feet south of the intersection with Rings Road.

Applicant: Paul Coppel, Schottenstein Homes

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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


Case Information: www.dublinohiousa.gov/pzc/21-142

RESULT: The Commission was not supportive of the proposal, finding it did not meet the recommendations of the Community Plan. They expressed concerns about the proposed layout, density, decreased setbacks, and design of the proposal. They expressed a desire for a detailed, unique residential product with a village-oriented layout. The site should capitalize on the opportunity for unique architectural design and meaningful integration of open space. The plan should be walkable, a mix of housing styles, connected to adjacent developments, unique, and timeless.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

 89A2805342A848D
 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

4. Mobility Hub, Dublin Recreation Center at 5600 Post Road 21-181INF **Informal Review**

<p>Proposal:</p> <p>Location:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p> <p>Case Information:</p>	<p>Informal review and non-binding feedback for the construction of a Mobility Hub located at the Dublin Community Recreation Center. The 56.81-acre site is zoned Planned Unit Development District, Coffman Park.</p> <p>North of the intersection of Coffman Park Drive with Post Road.</p> <p>J.M. Rayburn, City of Dublin</p> <p>Taylor Mullinax, Planner I</p> <p>614.410.4632, tmullinax@dublin.oh.us</p> <p>www.dublinohiousa.gov/pzc/21-181</p>
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RESULT: The Commission supported the proposed installation of a mobility hub, as it furthers the implementation of mobility needs now and into the future. Each hub should speak to the context of the area of which it is located and be unique in character. The Commission shared a preference for a contemporary aesthetic that does not mimic the architecture of the Dublin Community Recreation Center, but rather enhances it. The Commission added that the mobility hub should not read as a bus stop and instead should be a public space with mobility components that speak to the site context. Finally, the Commission was supportive of a cantilevered, steal canopy shelter structure with a wood underdeck reminiscent of the East Plaza Pavilion at Riverside Crossing Park. The Commission would like sustainable components incorporated into the mobility hub, such as a solar array on the canopy structures.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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 Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

5. Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard **Final Development Plan**
20-192FPD

Proposal: Development of 12 single-family lots on a 3.47-acre site zoned Planned Unit Development District, Oak Park Subarea F.
Location: West of Hyland-Croy Road, ±700 feet southwest of the intersection with Brand Road.
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.050 – §153.056.
Applicant: Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis
Planning Contact: Chase J. Ridge, AICP Candidate, Planner II
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-192

MOTION: Mr. Grimes moved, Mr. Way seconded, to approve the Final Development Plan with two conditions:

- 1) That the applicant continue to work with Staff to ensure the Combined Mail Unit box is appropriately located; and
- 2) That the applicant continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Chase J. Ridge
Chase J. Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**6. Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard
20-193FP Final Plat**

Proposal: Subdivision of a 3.47-acre parcel to establish 12 single-family lots. The site is zoned Planned Unit Development District, Oak Park Subarea F.
Location: West of Hyland-Croy Road, ±700 feet southwest of the intersection with Brand Road.
Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code §153.050 – §153.056.
Applicant: Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis
Planning Contact: Chase J. Ridge, AICP Candidate, Planner II
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-193

MOTION: Mr. Grimes moved, Mr. Way seconded, a recommendation of approval to City Council for a Final Plat with the following condition:

- 1) That any minor technical modifications be made prior to submittal to City Council for final approval.

VOTE: 6 – 0.

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

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Chase J. Ridge
Chase J. Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**7. American Share Insurance at 5656 Frantz Road
21-177AFDP Amended Final Development Plan**

Proposal: Installation of a ±13.4-square-foot ground sign at an existing office building. The 1.56-acre site is zoned Planned Unit Development District, Llewellyn Farms.

Location: Northeast of the intersection of Frantz Road with Bradenton Avenue.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.150 - §153.164.

Applicant: Abbey Freese, Morrison Signs

Planning Contacts: Zachary Hounshell, Planner I; and Madison Richard, Planning Assistant

Contact Information: 614.410.4652, zhounshell@dublin.oh.us and 614.410.4654, mrichard@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-177

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

- 1) That the applicant work with Staff to assure landscaping compliance for the new ground sign that will be reviewed as part of the sign permit process;
- 2) That the applicant match the brick base to the existing brick on the building; and
- 3) That the applicant obtain a Sign Permit through Building Standards, prior to replacement of the ground sign.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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 Zachary Hounshell, Planner I

