



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 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.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

| | |
|----------------|-----|
| Jane Fox | Yes |
| Warren Fishman | Yes |
| 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 ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**1. 4012 W. Dublin-Granville Road
21-129CP**

Concept Plan

Proposal: Review of a Concept Plan for the construction of ±14,000-square-foot, two-story, mixed-use building on a 1.08-acre site zoned Bridge Street District, Office.

Location: Northeast of the intersection of W. Dublin-Granville Road with David Road.

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 J. 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. Schneier seconded, to approve the Concept Plan with two conditions:

- 1) That the applicant provide the electric instrument number with the Preliminary Development Plan so the limits of the overhead electric easement can be verified; and
- 2) That the applicant continue to work with Staff to ensure appropriate transition is provided between the shared use path and the proposed patio space fronting W. Dublin-Granville Road.

VOTE: 7 - 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

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

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



**1. 4012 W. Dublin-Granville Road
21-129CP**

Concept Plan

VOTE: 7– 0.

RESULT: The combination request was approved.

RECORDED VOTES:

| | |
|----------------|-----|
| Jane Fox | Yes |
| Warren Fishman | Yes |
| 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 ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**2. All Our Friends at PID: 273-012214
21-171AFDP**

Amended Final Development Plan

Proposal: Installation of a wall sign for a new construction building on a 3.32-acre site zoned Planned Unit Development District, Thomas Kohler Subarea B-1.

Location: West of the intersection of Emerald Parkway with Parkwood Place.

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

Applicant: Shelby Nelson, Sign Affects

Planning Contacts: Taylor Mullinax, Planner I; and Madison Richard, Planning Assistant

Contact Information: 614.410.4632, tmullinax@dublin.oh.us and 614.410.4654, mrichard@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-171

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

- 1) That the applicant revise the sign design to meet the maximum permitted wall sign height of 8 feet to the top of the sign prior to Sign Permitting; and
- 2) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards, prior to installation of the wall sign.

VOTE: 7– 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:


 D9CF4A1C484140E...
 Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**3. Chase Bank Solar Panels at 6271 Perimeter Drive
21-167AFDP Amended Final Development Plan**

Proposal: Installation of rooftop solar panels and associated equipment for an existing bank. The 1.35-acre site is zoned Planned Unit Development District, Perimeter Center Subarea E.

Location: Southeast of the intersection of Perimeter Drive with Avery-Muirfield Drive.

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

Applicant: Richard Swabb, Chapel

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-167

MOTION 1: Mr. Grimes moved, Mr. Fishman seconded, to approve the Minor Text Modification under Subarea 5: Service Zone, Permitted Uses sub-section:

8. Solar Energy Equipment developed in association with a permitted use. Additional use-specific requirements include:
- a) Building-mounted solar panel equipment shall be located on a non-street facing roof/façade and shall be integrated into the architectural character of the principal structure.
 - b) Building-mounted solar panel equipment shall not extend more than 18 inches beyond the height of the principal structure.
 - c) Ground equipment associated with solar panel equipment shall be screened from all property lines and public rights-of-way in accordance with the regulations set forth in the Zoning Code.

VOTE: 7 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

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



**3. Chase Bank Solar Panels at 6271 Perimeter Drive
21-167AFDP**

Amended Final Development Plan

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

- 1) That all wiring, ground equipment, and associated routing systems maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures;
- 2) That the applicant maintain an 18-foot clearance to any existing utilities in the area; and
- 3) That the applicant continue to work with Staff to finalize the landscape plan.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

4. Employers Health at 4080 W. Dublin-Granville Road 21-184CP Concept Plan

Proposal: Review of a Concept Plan for the construction of a three-story, ±30,000-square-foot office building and associated site improvements. The 1.49-acre site is zoned Bridge Street District, Office.

Location: Northeast of the intersection of Shamrock Boulevard with W. Dublin-Granville Road.

Request: Review and approval of a Concept Plan under the provisions of Zoning Codes §§153.150 - 153.164.

Applicant: Chris Jolley, Darin Ranker Architects

Planning Contact: Christopher Will, AICP, Planner II

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-184

MOTION: Mr. Grimes moved, Mr. Way seconded, to approve the Concept Plan with three conditions as amended:

- 1) That the applicant continue to work with Staff to pursue a shared parking plan to meet Code requirements;
- 2) That the applicant continue to work with Staff to refine the building architecture, including: (a) massing and design, (b) building materials, and (c) building interaction with the streetscape; and
- 3) That the applicant continue to work with Staff to refine the design of open space to be more publicly accessible.

VOTE: 7 – 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

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Christopher Will, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

- 5. Bridge Park, Block F - The Bailey at 4351 Mooney Street 21-193CU** **Conditional Use**
- Proposal: Permit a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood.
- Location: Northwest of the intersection of Dale Drive with Banker Drive.
- Request: Review and approval of a Conditional Use under the provisions of Zoning Code §§153.066 – 153.236.
- Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects
- 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. Supelak moved, Mr. Way seconded, to table items 5 and 6 at the request of the applicant.

VOTE: 7 – 0.

RESULT: Both cases were tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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 Jennifer M. Rauch, AICP, Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**6. Bridge Park, Block F - The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**

Proposal: Construction of a six-story, podium apartment building consisting of 87 dwelling units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Review and approval of Preliminary and Final Development Plans under the provisions of Zoning Codes §153.066 and §153.236.

Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

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

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

Case Information: www.dublinohiousa.gov/pzc/21-182

MOTION: Mr. Supelak moved, Mr. Way seconded, to table items 5 and 6 at the request of the applicant.

VOTE: 7 – 0.

RESULT: Both cases were tabled.

RECORDED VOTES:

| | |
|----------------|-----|
| Jane Fox | Yes |
| Warren Fishman | Yes |
| 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

