



RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 17, 2022 | 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 January 20, 2022, meeting.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from January 20, 2022, were approved.

RECORDED VOTES:

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

Thursday, February 17, 2022 | 6:30 pm

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

**1. Nutex Micro-Hospital at 3800 W. Dublin-Granville Road
22-016INF**

Informal Review

Proposal: Informal review and feedback for the construction of a two-story emergency hospital. The 1.58-acres site is zoned Bridge Street District, Sawmill Center Neighborhood.

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

Request: Informal review and feedback under the provisions of Zoning Code §153.066.

Applicant: John Mills, JTM Architects

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-016

RESULT: The Commission provided a review and feedback on the proposal and expressed concerns that the proposed hospital use is an auto-oriented use that does not further the vision of the Bridge Street District and the walkable, mixed-use environment. The Commission identified concerns that the proposed use would not be able to meet the Conditional Use or Sawmill Center Neighborhood District standards. Concerns were raised regarding dead-end parking and lack of integration within the area. The Commission recommended more emphasis be given to the W. Dublin-Granville Road frontage with regard to an increase of the building massing along the street and parking located to the rear. The members expressed the need for additional architectural and sign details at the next step, identifying concerns with the proposed number of signs. Additionally, the Commission stressed the need to provide a gateway feature at the intersection of Dublin Center Drive and W. Dublin-Granville Road.

MEMBERS PRESENT:

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





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, February 17, 2022 | 6:30 pm

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

**2. 5055 Upper Metro Place
21-094INF**

Informal Review

Proposal:	Informal review and feedback for the construction of a four-story, mixed-use building containing residential units and a commercial tenant space. The 2.55-acre site is zoned Bridge Street District, Commercial.
Location:	Southwest of the intersection of Upper Metro Place with Frantz Road
Request:	An Informal Review under the provisions of Zoning Code §153.066.
Applicant:	Dwight McCabe, McCabe Company
Planning Contact:	Tammy Noble, Senior Planner
Contact Information:	614.410.4649, tnoble@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-094

RESULT: The Commission provided a review and feedback and were supportive of the direction and revisions made from the previous version, including the location of the open space at the corner and breaking up the overall building massing. The Commission was supportive of the mixture of residential and commercial use. The members encouraged the applicant to further refine the open space to ensure the space invites the public in. The Commission noted the open space is interesting; the corner is inviting and compelling; and the patio and restaurant should interface with the open space. The applicant should continue to explore another location for the pool that is less centric to the open space. The Commission encouraged the use of public art. The Commission requested that the applicant revisit the overall parking of the site, including the on-street parking and the potential for the rear parking area, which is proposed as too compact and not maneuverable. The Commission was generally supportive of the architecture and the ability to establish the tone of Frantz Road.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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 Tammy Noble, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 17, 2022 | 6:30 pm

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

**3. OhioHealth Dublin Methodist Hospital at 6905, 6955, & 7450-7500 Hospital Drive
21-190AFDP Amended Final Development Plan**

Proposal: Sign modifications for an existing hospital on a 53.28-acre site zoned Planned Unit Development District, Ohio Health.
Location: West of the intersection of Hospital Drive with Avery-Muirfield Drive
Request: Review and approval of the Amended Final Development Plan under the provisions of Zoning Code §153.050.
Applicant: Jim Lytle, Jim Lytle Consulting
Planning Contact: Zachary Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-190

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

- 1) That the applicant work with Staff to modify the monument signs to have a stacked stone base and columns rather than brick, subject to Staff approval; and
- 2) That the applicant work with Staff to provide a foundation landscape plan for the two proposed ground signs to meet Code, subject to Staff approval.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Zach Hounshell
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Zachary Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 17, 2022 | 6:30 pm

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

4. DCRC Mobility Hub at 5600 Post Road 22-014AFDP Amended Final Development Plan

Proposal: Construction of a mobility hub at the Dublin Community Recreation Center. The 57.81-acre site is zoned Planned Unit Development District, Coffman Park.
Location: North of the intersection of Post Road with Coffman Park Drive
Request: Review and approval of the Amended Final Development Plan under the provisions of Zoning Code §153.050.
Applicant: Justin Robbins, HDR Engineering
Planning Contact: Taylor Mullinax, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-014

MOTION 1: Mr. Grimes moved, Mr. Supelak seconded, to approve the Minor Text Modification:

1. To modify the Development Text; under Coffman Park Master Development Plan, subsection Coffman Park Master Plan Elements: Community Recreation Center Element shall be permitted one digital changeable copy sign for the Dublin Community Recreation Center Mobility Hub in accordance with the following:
 - a) That the sign be located on the property to which it refers;
 - b) That the sign is not visible from the public right-of-way and adjacent properties; and
 - c) That the sign does not exceed 8 square feet in size.

VOTE: 5 – 0.

RESULT: The Minor Text Modification was approved.

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

- 1) That the applicant continue to work with Staff on all canopy lighting to meet the flush mounting requirement or the lighting be positioned behind the purlins to minimize glare, subject to Staff review and approval;
- 2) That the applicant continue to work with Staff on finalizing all three canopy locations and the relocation of the existing utilities within the disturbed area to the satisfaction of the City Engineer;



**4. DCRC Mobility Hub at 5600 Post Road
22-014AFDP**

Amended Final Development Plan

- 3) That the applicant continue to work with Staff to finalize all plant species and submit a finalized landscape plan, subject to Staff approval;
- 4) That the applicant continue to work with Staff to finalize all mobility hub, sign-like features regarding design and colors;
- 5) That the applicant and consultant apply for Building Permits and Permanent Sign Permits through Building Standards, prior to construction; and
- 6) That the chalkboard be eliminated and replaced with a suitable alternative, subject to Staff approval.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

Thursday, February 17, 2022 | 6:30 pm

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

5. Rules and Regulations Update
22-017ADMO

Administrative Review – Other

Proposal:	Review of proposed updates to the Planning and Zoning Commission’s Rules and Regulations.
Request:	Review and recommendation of approval to City Council under the provisions of Zoning Code §153.232.
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/22-017

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for the proposed updates to the Planning and Zoning Commission’s Rules and Regulations.

VOTE: 5 – 0.

RESULT: The Planning and Zoning Commission’s Rules and Regulations were forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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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 Jennifer M. Rauch, AICP, Director of Planning

