



RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the meeting held on April 21, 2022.

VOTE: 4 – 0.

RESULT: The documents were accepted into the record and minutes approved from April 21, 2022.

RECORDED VOTES:

Lance Schneier	Absent
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294A50C6363F490
Nichole M. Martin, AICP
Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

**1. Bremlee Estates at PID: 273-012584
22-003PP**

Preliminary Plat

Proposal:	Subdivision of 4.66 acres into four, single-family lots and one open space reserve. The site is zoned R-2, Limited Suburban Residential District.
Location:	North of the intersection of Nature Drive with Forest Run Drive
Request:	Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code §152.000.
Applicant:	RJ Sabatino, T&R Properties
Planning Contact:	Nichole Martin, AICP, Senior Planner
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/22-003

MOTION: Mr. Supelak moved, Mr. Way seconded, to recommend approval to City Council for a Preliminary Plat with six conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal;
- 2) That the applicant update the Final Plat to add a Note defining open space and stormwater management ownership and maintenance responsibilities, and clarify drainage easement language on Lot 3;
- 3) That the applicant extends Nature Drive, including sidewalk connections on both sides of the street, to the existing northern property line, stubbing the street to allow for connection for future development to the north;
- 4) That the applicant extend a recreation path located to the south that runs along the extent of the Indian Run stream;
- 5) That the applicant extends public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west (7190, 7200, and 7250 Coffman Road) in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual, to the satisfaction of the City of Dublin Engineer and City of Columbus' designee; and
- 6) That the applicant be required to extend a public water main to and through the site within the right-of-way to the north property line, in order to provide water main access to the property to the north.



**1. Bremlee Estates at PID: 273-012584
22-003PP**

Preliminary Plat

VOTE: 1 - 3.

RESULT: The Motion for the Preliminary Plat failed.

RECORDED VOTES:

Lance Schneier	Absent
Rebecca Call	No
Mark Supelak	No
Kim Way	No
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

**1. Bremlee Estates at PID: 273-012584
22-002FP**

Final Plat

Proposal: Subdivision of 4.66 acres into four, single-family lots and one open space reserve. The site is zoned R-2, Limited Suburban Residential District.

Location: North of the intersection of Nature Drive with Forest Run Drive

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code §152.000.

Applicant: RJ Sabatino, T&R Properties

Planning Contact: Nichole Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-002

MOTION: Mr. Way moved, Mr. Supelak seconded, to recommend approval to City Council for a Final Plat with six conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal;
- 2) That the applicant update the Final Plat to add a Note defining open space and stormwater management ownership and maintenance responsibilities, and clarify drainage easement language on Lot 3;
- 3) That the applicant extends Nature Drive, including sidewalk connections on both sides of the street, to the existing northern property line, stubbing the street to allow for connection for future development to the north;
- 4) That the applicant extend a recreation path located to the south that runs along the extent of the Indian Run stream;
- 5) That the applicant extends public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west (7190, 7200, and 7250 Coffman Road) in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual, to the satisfaction of the City of Dublin Engineer and City of Columbus' designee; and
- 6) That the applicant be required to extend a public water main to and through the site within the right-of-way to the north property line, in order to provide water main access to the property to the north.

VOTE: 0 - 4.



**1. Bremlee Estates at PID: 273-012584
22-002FP**

Final Plat

RESULT: The Motion for the Final Plat failed.

RECORDED VOTES:

Lance Schneier	Absent
Rebecca Call	No
Mark Supelak	No
Kim Way	No
Warren Fishman	Absent
Jamey Chinnock	No
Kathy Harter	Absent

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

2. Neuro Transitional Rehabilitation Center at 6640 Perimeter Drive 22-055INF Informal Review

Proposal: Informal Review and feedback for the construction of a one-story, 14,356-square-foot, neuro transitional rehabilitation center with a 32-space parking lot and associated site improvements. The 1.98-acre site is zoned Planned Commercial District, Riverside North, Subarea A1.

Location: Northwest of the intersection of Perimeter Drive with Hospital Drive

Request: Review with non-binding feedback under the provisions of Zoning Code §153.050.

Applicant: Joe Walker, EMH&T

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-055

RESULT: The Commission reviewed and provided non-binding feedback on a proposed Specialty Hospital on the site, zoned Riverside North PCD, and generally expressed support for the use. The Commission noted that because the minimum 3.00-acre lot size cannot be met, the applicant should consider restricting future uses to only brain and spine rehabilitation. The Members noted concerns about the overall architecture and landscaping, especially the need for a porte cochere on the rear façade for both patients and goods. Additional Code Section 153.026(B)(9) requirements were discussed, with the applicant understanding that all these would need to be addressed with subsequent submittals.

MEMBERS PRESENT:

Lance Schneier	Absent
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

Sarah T. Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

**3. Veterinary Emergency Group at 3800 Tuller Road
22-056WR**

Waiver Review

Proposal: Waiver to reduce required street-facing transparency along Tuller Road. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.
Location: Northeast of the intersection of Tuller Road with Dublin Center Drive
Request: Review and approval of a Waiver under the provisions of Zoning Code §153.066.
Applicant: Graham Tait, Veterinary Emergency Group
Planning Contact: Taylor Mullinax, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-056

MOTION: Mr. Way moved, Mr. Supelak seconded, to table the application.

VOTE: 4 – 0.

RESULT: The Waiver was tabled.

RECORDED VOTES:

Lance Schneier	Absent
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

STAFF CERTIFICATION

DocuSigned by:

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Taylor Mullinax, Planner I

