



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

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

**MOTION:** Mr. Fishman moved, Mr. Way seconded, to accept the documents into the record.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP  
Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

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

**1. Dublin Village Redevelopment at 6800 Federated Blvd and 6711-6815 Dublin Center Drive, 22-050INF, Informal Review**

Proposal: Informal Review and feedback for the development of attached townhomes and multiple-family residential with structured parking. The 8.17-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of John Shields Parkway with Village Parkway

Request: Review with non-binding feedback prior to the submission of a Concept Plan under the provisions of Zoning Code §153.066.

Applicants: Aaron Underhill, Underhill and Hodge; Matt Stavroff and Kevin McCauley, Stavroff Land Development; and Michael Fite, F2 Companies

Planning Contact: Christopher Will, AICP, Planner II

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


Case Information: www.dublinohiousa.gov/pzc/22-050

**RESULT:** The Commission reviewed and provided feedback on the proposed residential development within Dublin Village, and expressed support for the use. The Commission requested the applicant provide a framework plan that outlines the future vision for the entire center. The Commission expressed concern about the project moving forward without an understanding of the larger context. The Members encouraged the applicant to demonstrate how the proposed development addresses the street and promotes a walkable environment outlined in the Bridge Street District Code. The Members expressed concern about the building height without understanding how the height would fit within the larger context of the center. The Commission stated that the required open space needs to be provided in meaningful way on the subject site and within the center, as a whole. The Members also expressed concern about the parking and how that would work, overall. The Commission encouraged the applicant to use the Code as the basis for the development. The Members requested the applicant focus on the broader scale and how the proposed development would fit within the larger vision for the center.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Christopher Will, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

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

**2. Ohio Hit Dogs Baseball at 7007 Discovery Boulevard  
22-037CU Conditional Use**

Proposal: Conditional Use to permit the expansion of an indoor fitness/recreational sports center within an existing building. The 15.38-acre site is zoned Planned Unit Development District, Perimeter Center, Subarea C1.

Location: Southeast of the intersection of Holt Drive with Post Road

Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.236.

Applicant: Brian Lorenz, AICP, LEED AP, WD Partners

Planning Contact: Christopher Will, AICP, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/22-037

**MOTION:** Mr. Schneier moved, Mr. Way seconded, to approve the Conditional Use with a parking alteration without conditions.

**VOTE:** 6 – 0.

**RESULT:** The Conditional Use was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Christopher Will*  
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Christopher Will, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

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

**3. Bridge Street, Block G at 6620 Mooney Street  
22-044MSP Master Sign Plan**

Proposal: Amendments to a previously approved Master Sign Plan for Bridge Park to include Block G. The 2.88-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northeast of the intersection of Mooney Street with Bridge Park Avenue

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code §153.066 and *BSD Sign Design Guidelines*.

Applicant: Matt Starr, Executive Vice President Commercial Real Estate and Leasing, Crawford Hoying Development Partners

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-044

**MOTION:** Mr. Way moved, Mr. Schneier seconded, to approve the Master Sign Plan with five conditions:

- 1) That the applicant update page 18 of the plan to clarify that upper story tenants are permitted a maximum of one wall sign at the landlord’s discretion as architecturally appropriate;
- 2) That the applicant update the plan note on pages 21-26 to clarify that final sign locations require both City and landlord approval and that Placemaking Art sign locations depicted are regulatory including number and location;
- 3) That the applicant work with Staff to select an alternate precedent image on pages 8, 12, and 19 to ensure high-quality examples;
- 4) That the applicant provide sign fabrication details for The Theodore Placemaking Art sign, subject to Planning Staff approval, prior to submitting a sign permit; and
- 5) That the applicant provide Planning Staff with an updated plan reflecting all conditions of approval, prior to issuance of sign permits.

**VOTE:** 6 – 0.

**RESULT:** The Master Sign Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Zachary Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

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

**4. Higher Ground Montessori School at 6000 Memorial Drive  
22-031AFDP Amended Final Development Plan**

Proposal: Site and building modifications to accommodate a daycare center within an existing building. The 1.21-acre site is zoned Planned Unit Development District, Muirfield Village.

Location: Northwest of the intersection of Memorial Drive with Muirfield Drive

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.055.

Applicant: Chris Miniello, Galloway US

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-031

**MOTION 1:** Mr. Schneier moved, Mr. Way seconded, to approve the following Minor Text Modification:

Outdoor recreation areas associated with daycare, adult or child uses may be located forward of the building approximately 40 feet along Cromdale Drive and approximately 8 feet along Muirfield Drive for the property located at 6000 Memorial Drive.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Way moved, Mr. Schneier seconded, to approve the Amended Final Development Plan with five conditions:

- 1) That the applicant select a subdued, earth tone color for the shade structure, canopy, and surface of the play area, subject to Staff approval;
- 2) That the applicant finalizes the lighting plan, meeting all Code requirements, prior to submittal of a building permit, subject to Staff approval;



**4. Higher Ground Montessori School at 6000 Memorial Drive  
22-031AFDP Amended Final Development Plan**

- 3) That the applicant continue to work with Staff to finalize the landscape plan, subject to Staff approval;
- 4) That the applicant revise the sign design to provide a monument base clad in stone to match the building and to provide the required sign landscaping, subject to Staff approval; and
- 5) That the applicant restore the area along Memorial Drive where the ground sign is being removed.

**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Zachary Hounshell*

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Zachary Hounshell, Planner I

