



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**MOTION:** Mr. Way moved, Mr. Schneier seconded, to accept the documents into the record and approve the minutes from the meetings held on May 5 and May 19, 2022.

**VOTE:** 5 – 0 – 1.

**RESULT:** The documents were accepted into the record and minutes approved from May 5 and May 19, 2022.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Absent
Kim Way	Yes
Warren Fishman	Abstain
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 ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

- 1. 4000 W. Dublin-Granville Road 22-051CU Conditional Use**
- Proposal: Conditional Use to permit a drive-thru for a multi-tenant building on a 1.98-acre site 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 Conditional Use under the provisions of Zoning Codes §153.236.
- Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris
- Planning Contact: Zachary Hounshell, Planner I
- Contact Information: 614.410.4652, zhounshell@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/22-051

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

**VOTE:** 5 – 1.

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

**RECORDED VOTES:**

- |                |        |
|----------------|--------|
| Lance Schneier | Yes    |
| Rebecca Call   | No     |
| Mark Supelak   | Absent |
| 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





## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**2. 4000 W. Dublin-Granville Road  
22-048PDP**

**Preliminary Development Plan**

Proposal: Construction of a ±6,700-square-foot, one-story, multi-tenant building on a 1.98-acre site 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 Preliminary Development Plan under the provisions of Zoning Codes §153.066.

Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-048

**MOTION 1:** Mr. Schneier moved, Ms. Harter seconded, to approve seven (7) Waivers that follow:

1. §153.060(C)(2)(a) – Maximum Block Dimensions – Required: Length (500 feet) and Perimeter (1,750 feet)  
Requested: Length (1,314.58 feet) and Perimeter (4,931.52 feet)
2. §153.062(O)(4)(a)(1) – Front Property Line Coverage – Required: 60%  
Requested: 27% for W. Dublin-Granville Road and 10% for Village Parkway
3. §153.062(O)(4)(a)(3) – Parking Location – Required: rear or side of the principal structure  
Requested: Parking to be forward of the building along Village Parkway
4. §153.062(O)(4)(b) – Minimum Height – Required: Two-story Loft building  
Requested: Single-story Loft building
5. §153.062(O)(4)(b) – Ground Story Maximum Height – Required: 16-foot tall roofline  
Requested: 21-foot tall roofline
6. §153.062(O)(4)(c) – Occupied Space – Required: 30-foot occupied depth  
Requested: 27 feet – 6 inches deep occupied depth for Tenants B and C.
7. §153.062(O)(4)(d)(1) – Street Façade Transparency (Full Façade) – Required: 60%  
Requested: 30.1% for south elevation and 36.9% for west elevation

**VOTE:** 4 – 2.



**2. 4000 W. Dublin-Granville Road  
22-048PDP**

**Preliminary Development Plan**

**RESULT:** The seven (7) Waivers were approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Way moved, Mr. Schneier seconded, to approve the Preliminary Development Plan with eight (8) conditions:

- 1) That the applicant work with Staff to relocate the dumpster location to a less visible location on the site in an area not along a Principal Frontage Street (PFS);
- 2) That the applicant provide an open space plan with the submittal of the Final Development Plan for final review of the proposed open spaces on the site;
- 3) That the applicant continue to work with Staff to update the entrance design for Tenants A and B to create more architecturally intriguing entrances into the building;
- 4) That the applicant reduce the height of the parapet to meet the maximum height requirement;
- 5) That the applicant provide a street wall to occupy the corner of the site in compliance with the requirements of the Code, subject to Staff approval;
- 6) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 7) That the applicant work with Staff to develop opaque screening for the drive-through facility and equipment; and
- 8) That the applicant work with Staff to extend pedestrian accessibility to the east-most parking spaces, consistent with Planning and Zoning Commission comments.

**VOTE:** 4 – 2.

**RESULT:** The Preliminary Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Zachary Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**3. 4000 W. Dublin-Granville Road  
22-060PP**

**Preliminary Plat**

Proposal: Preliminary Plat for 1.98 acres to establish a 1.56-acre parcel and one public right-of-way for a future public street. The 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 recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code §152.020.

Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-060

**MOTION:** Mr. Schneier moved, Mr. Way seconded, to recommend approval to City Council for a Preliminary Plat with three conditions:

- 1) That the applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;
- 2) That the applicant provide a plat note on the Final Plat specifying the developer shall maintain the right-of-way until such time Village Parkway is extended by the City; and
- 3) That the applicant provide public access easement on the Final Plat for all publically accessible open spaces.

**VOTE:** 6 – 0.

**RESULT:** The Preliminary Plat was forwarded to City Council for review.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Absent
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





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**4. Riverside Bank Redevelopment at 6300 Frantz Road  
22-039CU Conditional Use**

Proposal: Conditional Use to permit a drive-thru for a bank on a 0.66-acre site zoned Suburban Office and Institutional District.  
Location: Southeast of the intersection of Frantz Road with Corbins Mill Drive  
Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.236.  
Applicant: James Peltier, EP Ferris  
Planning Contact: Taylor Mullinax, Planner I  
Contact Information: 614.410.4632, tmullinaxl@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-039

**MOTION:** Mr. Schneier moved, Mr. Chinnock seconded, to approve the Conditional Use with the following alteration:

1. Reduce stacking from 16 spaces to 10 spaces for two drive-through lanes; and

To approve the Conditional Use with the following condition:

- 1) That the applicant work with staff to finalize the landscape plan at Building Standards permitting to ensure 12-month visual opacity and physical buffering between the site and adjacent residential properties.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

Taylor Mullinax, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**5. Nutex Dublin Emergency Hospital at 3800 W. Dublin-Granville Road 22-057CP Concept Plan**

Proposal: Development of ±22,000-square-foot neighborhood hospital on a 1.58-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.  
Location: Northeast of the intersection of Dublin-Granville Road with Dublin Center Drive.  
Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.  
Applicants: Corey Fuhrman, Haag Brown; and 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/22-057

**MOTION:** Mr. Schneier moved, Mr. Way seconded, to approve the Concept Plan.

**VOTE:** 0 – 6.

**RESULT:** The Concept Plan was disapproved as it was not in compliance with the criteria, as follows:

1. The active urban form;
2. The layout of the structures including the front property line coverage, building height, massing, and the principle entrance;
3. The requirement for a pedestrian-oriented and pedestrian-friendly layout in a vehicular-oriented proposal;
4. The proposed entryway features; and
5. The minor modifications to the building that would be required, including those for the gateway signs in the BSD Code, Sawmill Center Neighborhood standards.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Zachary Hounshell*

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Zachary Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**6. Coffman Park Pavilion Peace Pole at 5200 Emerald Parkway  
22-071AFDP Amended Final Development Plan**

Proposal: Installation of an 8-foot peace pole in front of an existing pavilion. The site is zoned Planned Unit Development District, Coffman Park.  
Location: ±450 feet east of the intersection with Post Road  
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.055.  
Applicant: Dana L. McDaniel, City Manager, City of Dublin  
Planning Contact: Madeline Capka, Planning Assistant  
Contact Information: 614.410.4497, mcapka@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-071

**MOTION 1:** Mr. Way moved, Ms. Harter seconded, to approve the Minor Text Modification under Coffman Park Master Development Plan, subsection Coffman Park Master Plan Elements: The Coffman Park Pavilion shall be permitted one ground-mounted, hexagonal pole sign in Subarea A in accordance with the following:

- 1) The maximum sign height is 8 feet;
- 2) The maximum sign diameter is 1 foot; and
- 3) The sign is located outside of all utility easements and a minimum of 8 feet from Coffman Park Drive.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Way moved, Ms. Harter seconded, to approve the Amended Final Development Plan with one (1) condition:

- 1) That the sign shall be replaced or removed if the sign deteriorates, at the determination of the Planning Division.





**6. Coffman Park Pavilion Peace Pole at 5200 Emerald Parkway  
22-071AFDP Amended Final Development Plan**

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Absent
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

