



**CITY OF DUBLIN.**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

*Creating a Legacy*

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

NOVEMBER 12, 2009

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

**1. Post Preserve Park 6760 Royal Plume Drive  
09-090AFDP Amended Final Development Plan**

**Proposal:** Playground equipment, picnic tables, bike racks and landscaping for a 9.2-acre park located north of Royal Plume Drive, west of the intersection of Wynwright Drive within the Post Preserve subdivision.

**Request:** Review and approval of an amended final development plan under the provisions of Code Section 153.050.

**Applicant:** Terry Foegler, City Manager, City of Dublin; represented by Fred Hahn, Director of Parks.

**Planning Contact:** Jennifer M. Rauch, AICP, Planner II.

**Contact Information:** (614) 410-4690, [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**MOTION:** To approve this Amended Final Development Plan application because it complies with the review criteria, with two conditions:


- 1) All proposed park amenities remain out of the drainage easement, subject to Engineering approval; and
- 2) A trash receptacle be added in proximity to the playground.

\*Laura Karagory, Landscape Architect, representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan application was approved.

#### STAFF CERTIFICATION

  
Jennifer M. Rauch, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

NOVEMBER 12, 2009

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

2. **Perimeter Center PCD, WD Partners** **7007 Discovery Boulevard**  
**09-091Z/PDP/FDP** **Rezoning/Preliminary Development Plan**  
**Final Development Plan**

**Proposal:** Expansion of the permitted uses within Subareas B-1 and C of the Perimeter Center Planned Commerce District to include research, light manufacturing, packaging and assembly, and other similar uses. This site is located on the southwest corner of the intersection of Post Road and Discovery Boulevard.

**Request:** Review and recommendation of approval to City Council of a Rezoning and Preliminary Development Plan and review and approval of a Final Development Plan under the Planned District provisions of Code Section 153.050.

**Applicant:** WD Partners, represented by Aaron Underhill, Smith & Hale.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.

**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**MOTION #1:** To recommend approval to City Council of this Rezoning/Preliminary Development Plan application because it complies with the applicable review criteria of the Dublin Zoning Code and the existing development standards within the area with three conditions:

- 1) That the development text be modified to limit loading activities and idling to the hours of 7 a.m. and 7 p.m.;
- 2) That the existing Perimeter Center development text be modified to include a description, at the new Subarea C-1, a new Subarea map and a deletion of references to Subarea B-1; and
- 3) That the proposed development text for Subarea C-1 be modified to delete the Section XI. *Signs*.

\*Ben Hale Jr., Smith & Hale, representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Rezoning/Preliminary Development Plan was recommended for approval to City Council.

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 12, 2009**


2. **Perimeter Center PCD, WD Partners** **7007 Discovery Boulevard**  
**09-091Z/PDP/FDP** **Rezoning/Preliminary Development Plan**  
**Final Development Plan**

**MOTION #2:** To approve this Final Development Plan application because it complies with the preliminary development plan, the final development plan criteria and the existing development standards within the area.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan application was approved.

**STAFF CERTIFICATION**

  
Claudia D. Husak, AICP  
Planner II



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 12, 2009**

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

**3. Ohio Health Campus 7450 Hospital Drive  
09-092AFDP Amended Final Development Plan**

Proposal: Addition of signs and building modifications for the Dublin Methodist Hospital Campus, located on the south side of Perimeter Drive, at the southwest corner of the intersection with Hospital Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Ohio Health Corporation; represented by Paul Ghidotti, Daimler Group.

Planning Contact: Tammy J. Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tnoble-flading@dublin.oh.us

**MOTION #1:** To approve this Text Modification.

**VOTE:** 6 – 0.

**MOTION #2:** To approve this Amended Final Development Plan application because it complies with the preliminary development plan and the final development plan criteria with three conditions:

- 1) An updated master sign plan be submitted to the City of Dublin prior to the approval of sign permits;
- 2) The back light used for the wall sign for the Urgent Care, emphasizing “Open” or “Closed” be white to coordinate with the tenant’s name; and
- 3) That any other tenants not be permitted signs on the exterior of the building unless specifically approved by the Planning and Zoning Commission.

\*Paul Ghidotti, Daimler Group, agreed to the above conditions.

**VOTE:** 6 – 0.

**RESULT:** This Text Modification/Amended Final Development Plan application was approved.

**STAFF CERTIFICATION**

Tammy J. Noble-Flading  
Senior Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 12, 2009**

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

**4. Perimeter Center PCD, Subarea I, Crown Dealership 6350 Perimeter Loop Road  
09-094AFDP Amended Final Development Plan**

Proposal: Modifications to the existing ground sign for the Crown Jeep, Chrysler and Dodge car dealership located at the southwest corner of the intersection with Perimeter Loop Road and Mercedes Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Hawkins Family Partnership; represented by Marc Wigler, Crown Chrysler, Jeep, Inc.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**MOTION:** To approve this Amended Final Development Plan application because it complies with the preliminary development plan and final development plan criteria with one condition:


- 1) Any sign modifications not meeting the minor modification provisions of Section 153.053 (G) be subject to review and approval of the Planning and Zoning Commission.

\*Marc Wigler, agreed to the above condition.

**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan application was approved.

**STAFF CERTIFICATION**

  
 Jennifer M. Rauch, AICP  
 Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

NOVEMBER 12, 2009

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

**5. Architectural Review Board  
07-096ADM**

**Administrative Request  
Zoning Code Amendment**

Proposal: Modifications to Code Sections 153.170 through 153.187 to amend the review standards and processes for the Architectural Review Board.

Request: Review and recommendation for approval to City Council under the provisions of Code Section 153.234.

Applicant: Terry Foegler, City Manager, City of Dublin.

Planning Contact: Gary P. Gunderman, Planning Manager.

Contact Information: (614) 410-4682, ggunderman@dublin.oh.us

**MOTION:** To table this Zoning Code Amendment to further review the recommendations and incorporate urban landscape guidelines and adding the color purple to the palette.

**VOTE:** 7 – 0.

**RESULT:** This Zoning Code Amendment was tabled.

STAFF CERTIFICATION

Gary P. Gunderman  
Planning Manager



**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 12, 2009**

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

**6. Annual Items of Interest List  
09-080ADM**

**Administrative Request**

Proposal: A list of items of interest that will be forwarded to City Council.  
Request: Review and recommendation of approval to City Council under the provisions of Code Section 153.232(B)(9).  
Planning Contact: Claudia D. Husak, AICP, Planner II  
Contact Information: (614) 410-4675, chusak@dublin.oh.us

**MOTION:** To approve the Annual Items of Interest having consensus and prioritizing the following three items:

**1) A Database of City Studies, CIP Projects, & Planning Districts**

Objective: Propose a way for the City to share with other departments and the public, the different studies and CIP projects that are taking place at any one time and a way to continuously provide status updates. The goal would be to be able to see the overlay studies, CIP projects, and/or planning districts that are occurring for a particular area. So, as a development application comes forward, it would be evident which different initiatives impact that parcel. Adding this study data to GIS would allow Dublin residents to see all studies/districts/plans for particular areas of the city.

**2) Historic Dublin Urban Tree Care Survival Plan**

Objective: Creating and implementing a plan that specifically addresses the plant, planting media selection and short/long term care and maintenance of trees within urban areas in the city.

**3) Development Site Visits**

Objective: Examine pre-construction and post-construction sites to compare “on the ground” to perceptions gained through the development review and approval process to strengthen each Commissioner’s perspective of a project as drawn on paper and how it actually looks once constructed.

**VOTE:** 7 – 0.

**RESULT:** This Administrative Request was approved.

STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 12, 2009**

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

**MOTION:** To accept the documents into the record as presented.

**VOTE:** 7 – 0.

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

#### STAFF CERTIFICATION

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Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 12, 2009**

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

**MOTION:** To approve the September 17, 2009 meeting minutes correcting page 31, first paragraph change word “behind” to “across from” this lot.

**VOTE:** 7 – 0.

**RESULT:** The September 17, 2009 meeting minutes were approved as amended.

#### STAFF CERTIFICATION

*Claudia D. Husak*

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

NOVEMBER 12, 2009

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

**MOTION:** To approve the October 8, 2009 meeting minutes as presented.

**VOTE:** 7 – 0.

**RESULT:** The October 8, 2009 meeting minutes were approved.

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Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

NOVEMBER 12, 2009

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

**MOTION:** To approve the October 13, 2009 meeting minutes as presented.

**VOTE:** 7 – 0.

**RESULT:** The October 13, 2009 meeting minutes were approved.

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II