



**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 20, 2009**

**CITY OF DUBLIN,**

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

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

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

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

**VOTE:** 5 – 0.

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

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

AUGUST 20, 2009

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

**MOTION:** To approve the July 16, 2009 meeting minutes, amending the third paragraph of Page 12 to change the speaker from “Ms. Amorose Groomes” to “Ms. Karagory” speaking and the last paragraph of Page 15, add the word ‘Council’ after ‘City’.

**RESULT:** An action was not taken regarding the July 16, 2009 amended minutes.

#### STAFF CERTIFICATION



Claudia D. Husak, AICP  
Planner II



**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**AUGUST 20, 2009**

**CITY OF DUBLIN**

**Land Use and  
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5800 Shier-Rings Road  
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The Planning and Zoning Commission took the following action at this meeting:

**1. Shamrock Auto Spa 4012 West Dublin-Granville Road  
09-066CP Concept Plan**

- Proposal: A carwash with four lanes for a one-acre parcel located on the north side of West Dublin-Granville Road, east of the intersection with David Road.
- Request: Review and feedback of a concept plan under the Planned District provisions of Code Section 153.050.
- Applicant: Shamrock Auto Spa, LLC; represented by Michael Close and Thomas Hart, Wiles, Boyle, Burkholder & Bringardner Co, LPA.
- Planning Contact: Jennifer Rauch, AICP, Planner II.
- Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**RESULT:** Most Commissioners supported the proposal and did not believe that the pedestrian-oriented development shown o the Community Plan’s Area Plan can be accomplished for this particular site. While the Commission would have preferred a larger development incorporating more land, the Commission provided the applicant with feedback regarding the site layout, landscaping, and architecture for incorporating it into a rezoning application.

**STAFF CERTIFICATION**

*Claudia D. Husak*  
Claudia D. Husak, AICP  
Planner II



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

2. Tartan Ridge – Section 3  
09-036FDP/FP

Final Development Plan/ Final Plat

Proposal: To plat and develop 26 single-family lots within the Tartan Ridge Planned Unit Development, located on the southwest intersection of Tartan Ridge Boulevard and Glacier Ridge Boulevard.

Request: Review and approval of a final development plan under the provisions of Code Section 153.050 and a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge, LLC; represented by Charles Driscoll.

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


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

**MOTION:** To table this Final Development Plan/Final Plat application as requested by the applicant's representative, Ben Hale, Jr., Smith and Hale.

**VOTE :** 6 – 0.

**RESULT:** This Final Development Plan/Final Plat was tabled.

STAFF CERTIFICATION

  
Claudia D. Husak, AICP  
Planner II



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

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The Planning and Zoning Commission took no action on the following at this meeting:

3. Zoning Code Update

09-072ADM

Administrative Request

Proposal:

Request:

**POSTPONED**

Meeting for the Dublin Zoning Code (Zoning Districts).  
Request and recommendation of approval of proposed uses and  
zoning districts for the update of the Dublin Zoning Code under  
the provisions of Code Section 153.232 and 153.234.

Planning Contact: Carson Combs, AICP, ASLA, Senior Planner.

Contact Information: (614) 410-4669, ccombs@dublin.oh.us.

**RESULT:** The Zoning Code Update was postponed prior to the meeting. There was no discussion or action taken.

STAFF CERTIFICATION

*Carson Combs*  
Carson Combs, AICP, ASLA for ECC  
Senior Planner



## PLANNING AND ZONING COMMISSION

### RECORD OF DISCUSSION

AUGUST 20, 2009

CITY OF DUBLIN, OHIO

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

#### 4. The Meaning of Land Use Principles 3 & 4

#### Team Presentation

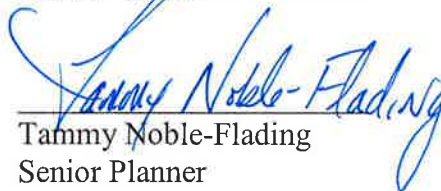
Subject: A presentation providing in-depth information, concepts, illustrations, examples and implementation techniques Land Use Principles 3 regarding integrated uses that are distinctive, sustainable and contribute to increasing the City's overall vitality and 4 regarding retail services in closer proximity to residential areas as an important amenity to residents.

Planning Contact: Tammy Noble-Flading, Senior Planner.

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

**RESULT:** Planning presented images, graphics and maps that illustrated the meaning of the two Land Use Principles more closely. The group illustrated how many residents may benefit from retail services in close proximity using the Shoppes at Athenry shopping center. The group also discussed the design considerations that are important so that nearby residents are not negatively impacted by convenient services in close proximity, and showed pictures of sites around the Country where uses are integrated.

#### STAFF CERTIFICATION

  
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Tammy Noble-Flading  
Senior Planner