



Mr. Holt then made a motion to recommend to City Council the approval of the Preliminary Development Plan with the following stipulations:

- The entry lots (which include lot numbers: 487, 488, 489, 490, 491, and 492) to be set back 20 feet or more.
- Increase the lot width of all of the lots facing St. Rt. 665.
- A percentage of natural materials shall be used on the facades of all the homes facing St. Rt. 665
- Must meet all engineering requirements.
- Correct the Development Text to reflect the proper layout as far as Carriage lots being all interior or not interior.
- The Development Text shall only allow an encroachment of four feet into the front setback for stoops and/or porches.

Mr. Hale stated he understood all of the stipulations. He agreed with all of the stipulations except the last in which he agreed to reevaluate that area and see where they could do that. Mr. Hale stated one way they will look to address that issue is to talk about the diversity matrix, which would give an indication as to how often a stoop or porch would encroach eight feet into the front yard setback, as that is the worst-case scenario. However, Mr. Hale stated he was confident that they would be able to come up with a way to do that. He also stated that they have agreed to reformat the text to make it clearer and easier to follow.

Chair Dye abstained from the vote. A majority approved the motion. Therefore, the Preliminary Development Plan will be forwarded to Council with a recommendation of approval.

**ITEM #3      Plum Run – Zoning Upon Annexation      (Project ID# 200401070002)**  
**7620 Jackson Pike (S.R. 104/S.R. 665)**

Applicant:      M/I Schottenstein Homes, Inc. c/o Mr. Ben W. Hale, Jr. 37 W Broad St Ste 725,  
Columbus, Ohio 43215

Vice Chair Evans noted again that the applicant was present during caucus.

Mr. Holt made a motion that the pre-annexation from Jackson Township to PUD-R be approved as submitted.

Chair Dye abstained from the vote. A majority approved the motion

Vice-Chair Evans turned the meeting back over to Chair Dye.

**ITEM #4      Kenyon Stained Glass – Development Plan      (Project ID# 200401130003)**  
**5720 North Meadows Dr. (Lot 4 Gateway Business Park)**

Applicant:      Fed One Dublin, LLC., Amy Biondi-Huffman, 8400 Industrial Parkway, Plain  
City, Ohio 43064

Chair Dye noted that the applicant was present during caucus.

Mrs. Evans made a motion to recommend to City Council the approval of the Development Plan with the following stipulations:

- The building colors will consist of a combination of gray and light gray with dark green trim around the windows and also on the connecting relief between the windows. Similar to the current “GAP” building located near that area.
- The lighting detail will be revisited to ensure that unshielded wall-pack lights are not used. The building mounted lighting will be either decorative or at a minimum shielded for up or downcast and that detail will be provided to Staff prior to going to Council for consideration.
- Site Plan and Landscape plan will be revised to provide necessary parking islands per City Code.
- Storm water calculations and design will be revised to meet engineering standards and City Code.
- The Dumpster must be screened per City Code. Applicant has revised the dumpster location and it will be screened to meet City Code.
- Landscape plan will be revised to include mounding at the southeast corner of the site, adjacent to the east edge of the parking lot.
- Proposed signage will be submitted to Staff that includes the landscaping for the sign prior to submission to Council.
- All mechanicals will be screened to meet City Code.
- A three-dimensional rendering depicting the front corner of the building will be submitted to Staff prior to submission to Council.

Ms. Biondi-Huffman stated she understood and agreed to all of the stipulations. The motion was unanimously approved. Therefore, the Development Plan will be forwarded to Council with a recommendation of approval.

**ITEM #5      Autumn Grove (Rensch Road Tract)–Development Plan      (Project ID# 200310140100)  
4286 Rensch Road**

Applicant:      Mr. Donald Plank, Esq., 145 E. Rich Street, for Dominion Homes

Mrs. Evans made a motion to table this item. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 4:10 P.M.

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Jennifer Uhrin, Secretary

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Chair David Dye